



## 7 Colt Close, Colehill, Wimborne, BH21 2TY

£1,200 PCM Deposit £1,384

- 3 Bedroom
- 1 Bathroom
- 1 Reception Room
- Nearby Schools
- Colehill
- Private Garden

# 7 Colt Close, Wimborne BH21 2TY

\*\*\* FULLY BOOKED FOR VIEWINGS\*\*\*

This inviting three-bedroom terraced property, featuring a spacious reception room, modern open-plan kitchen, private garden, and parking facilities, offers comfort, convenience, and style in a peaceful, family-friendly neighborhood with nearby schools and green spaces.



Council Tax Band: C



## Property Details

### Description

\*\*\* FULLY BOOKED FOR VIEWINGS \*\*\*

This inviting, three-bedroom terraced property is now available to let. Immaculately presented and neutrally decorated, this property offers a harmonious blend of comfort, convenience, and style. It boasts an EPC rating of C and falls within the Council Tax Band C, indicative of its efficiency and affordability.

The property highlights a single, well-sized reception room, perfect for gatherings or simply unwinding after a long day. Further complimenting the living space is an open-plan kitchen, an epitome of modern living. Designed with functionality in mind, the kitchen provides ample space for culinary exploration.

The house comprises three bedrooms, with the first being notably spacious and accommodating a double bed. Although the details of the other bedrooms and bathroom haven't been disclosed, the overall

presentation of this property promises nothing short of comfort and convenience.

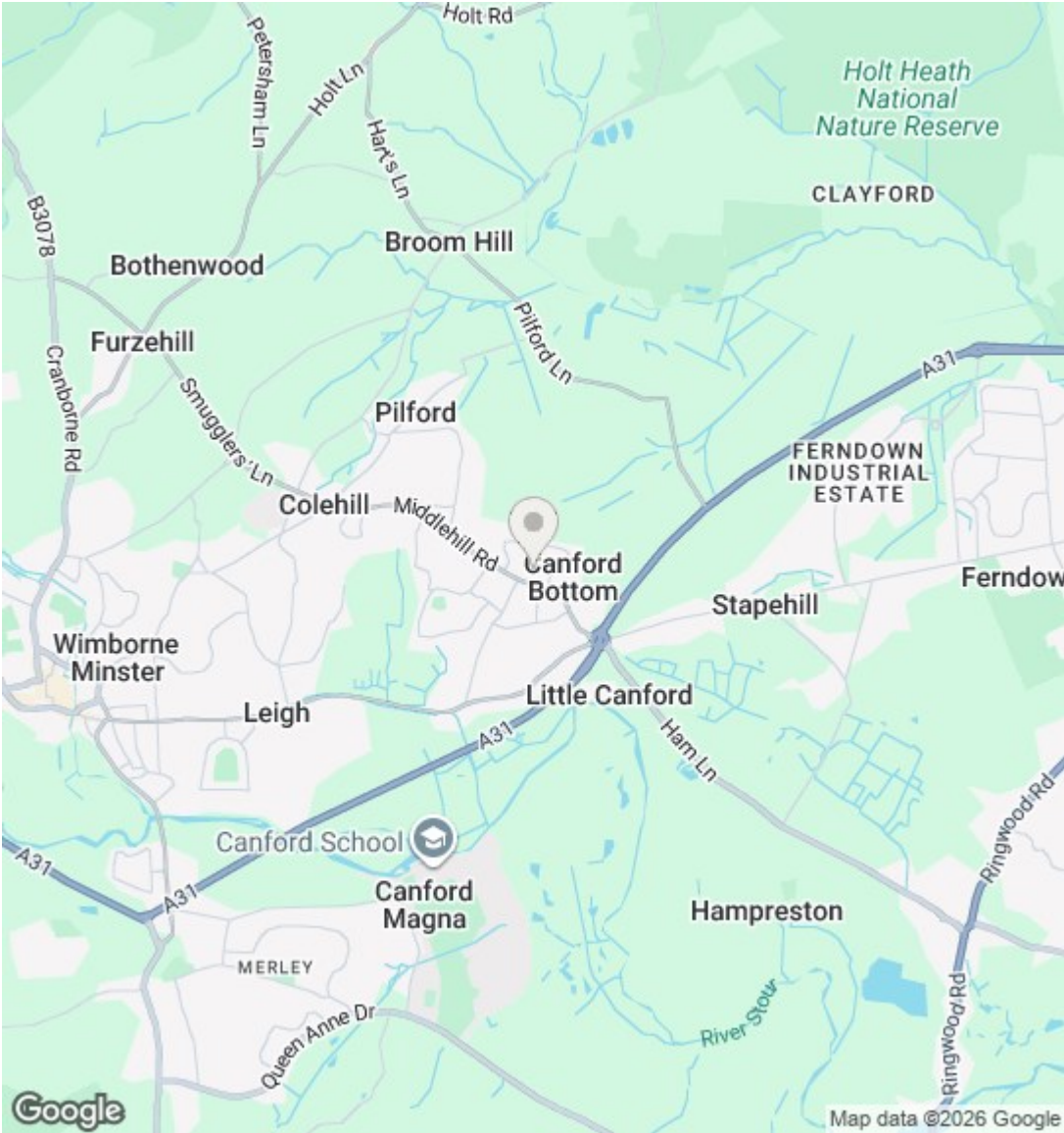
One of the unique features is the inclusion of parking facilities, a valuable asset for any home. The property also benefits from a private garden, offering a tranquil retreat from everyday life.

Located in a peaceful neighbourhood with green spaces and a strong local community, this home is ideal for families and couples seeking a serene and welcoming environment. The location is further enhanced by the presence of nearby schools, adding to the appeal for families.

In summary, this property presents a perfect opportunity for those seeking a well-appointed, comfortable home in a friendly, community-focused area. We invite potential tenants to explore this property and discover the potential it holds for an enriched living experience.



# Area Map



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 87        |
| (69-80)                                     | C |                         | 71        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

## Viewings

Viewings by arrangement only.  
Call 01202 88 90 88 to make an appointment.