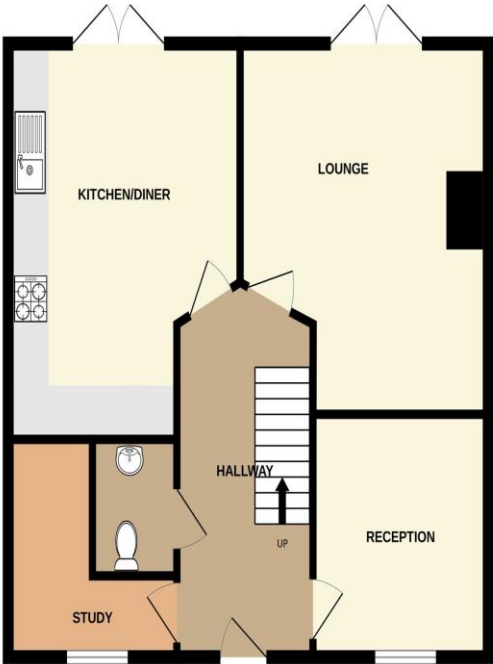
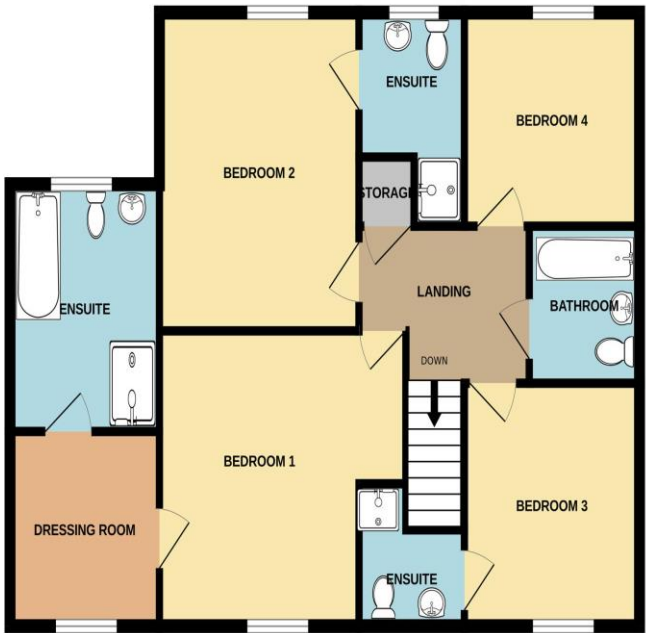




GROUND FLOOR



1ST FLOOR



Energy performance certificate (EPC)

16, Angles Way WATERLOOVILLE PO7 7FL	Energy rating B	Valid until: 4 November 2025
		Certificate number: 9044-3805-7784-9305-4625

Property type

Semi-detached house

Total floor area

153 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current

Potential

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

15 Angus Way
Waterlooville PO7 7FL

Price: £490,000

DESCRIPTION

This deceptively spacious FOUR/FIVE Bedroom property is located on the outskirts of the Taylor Wimpey development within Waterlooville. Internally the property offers extremely flexible accommodation comprising downstairs of a cloakroom, modern fitted kitchen with integral appliances and room for a dining table. You will also find a generous sized lounge overlooking the garden as well as a separate dining room and an additional reception room which could be utilised as a fifth bedroom or home office. Upstairs the luxurious master bedroom benefits from a walk in dressing room and a grand four piece en-suite bathroom which has recently been renovated. There's also a family bathroom and three further, well-proportioned bedrooms, ideal for a growing family as two offer en-suite facilities. Outside there is a low maintenance rear garden, a GARAGE and additional CARPORT. Additional benefits include double glazing and gas central heating. The property itself is situated in a very peaceful location with no through traffic and overlooks fields to the front.

ACCOMMODATION

ENTRANCE HALL & WC

STUDY: 9' 2" Narrowing to 4'7" x 9' 1" Narrowing to 3'5" (2.79m x 2.77m)

RECEPTION ROOM: 10' 2" x 9' 6" (3.10m x 2.89m)

LOUNGE: 15' 6" x 13' 6" (4.72m x 4.11m)

KITCHEN/DINER: 16' 7" x 12' 6" Narrowing to 9'5" (5.05m x 3.81m)

FIRST FLOOR LANDING

BEDROOM 1: 15' 7" Narrowing to 9'9" x 11' 1" (4.75m x 3.38m)
DRESSING ROOM: 8' 1" x 8' 0" (2.46m x 2.44m)
EN-SUITE BATHROOM: 10' 4" x 8' 4" (3.15m x 2.54m)



BEDROOM 2: 13' 4" x 10' 2" (4.06m x 3.10m)
EN-SUITE SHOWER ROOM

BEDROOM 3: 9' 9" x 9' 3" (2.97m x 2.82m)
EN-SUITE SHOWER ROOM

BEDROOM 4: 9' 5" x 8' 6" (2.87m x 2.59m)

FAMILY BATHROOM: 6' 8" x 6' 0" (2.03m x 1.83m)

OUTSIDE

Rear Garden

Garage

Car Port

