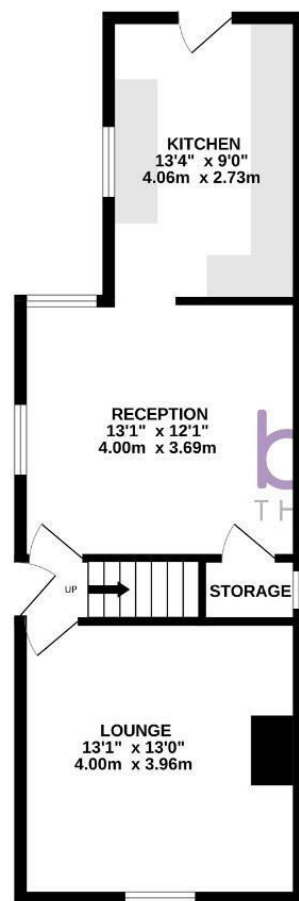


GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

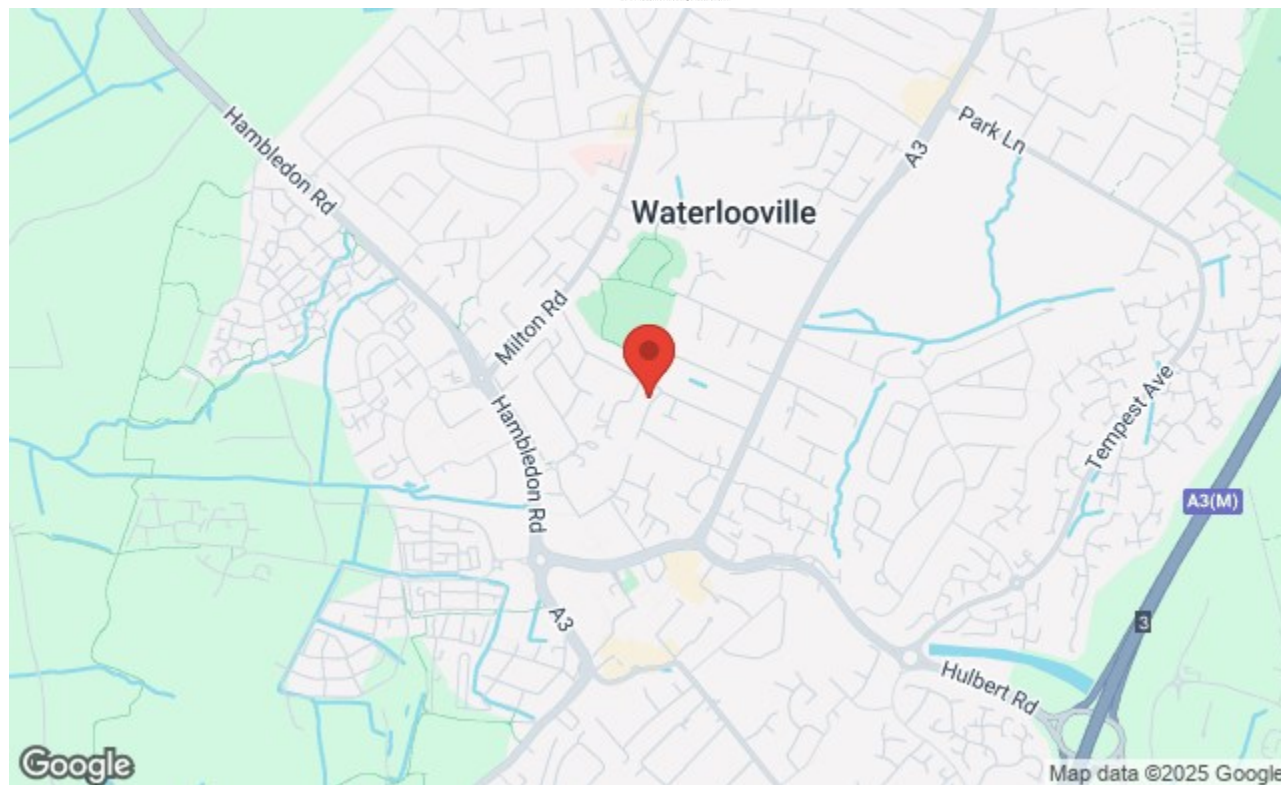


1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



bernards
THE ESTATE AGENTS

TOTAL FLOOR AREA : 963 sq.ft. (89.4 sq.m.) approx.
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.
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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888



£1,550 Per Calendar Month

Muriel Road, Waterloooville PO7 7TE

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HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ DETACHED HOUSE
- ❖ MODERN KITCHEN
- ❖ LARGE GARDEN
- ❖ LARGE SUMMER HOUSE
- ❖ TWO RECEPTION ROOMS
- ❖ CLOSE TO POPULAR PARK
- ❖ GAS CENTRAL HEATING
- ❖ DOUBLE GLAZED
- ❖ AVAILABLE NOW

Bernards Estates are pleased to bring to the market this charming three-bedroom detached house on Muriel Road in Waterloooville. Upon entering, you are greeted by two spacious reception rooms, providing ample space for both relaxation and entertaining. The separate lounge is ideal for unwinding after a long day, while the second reception is perfect for a dining room.

The property boasts three bedrooms, two doubles and a single, ensuring plenty of room for a growing family.

One of the standout features of this home is the lovely garden, which

provides a serene outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air. Additionally, the garden is complemented by a charming summer house and backyard decking offering a versatile area.

This property has lots of character and not one to be missed. With its appealing features and prime location, this detached house on Muriel Road is a wonderful opportunity for anyone looking to settle in Waterloooville.

Call us now to arrange a viewing!

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services

- (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
 - Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
 - Reasonable costs for replacement of lost keys or other security devices;
 - Contractual damages in the event of the tenant's default of a tenancy agreement; and
 - Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

LOUNGE

13'1" x 12'11" (4.00 x 3.96)

RECEPTION/DINNING ROOM

13'1" x 12'1" (4.00 x 3.69)

KITCHEN

13'3" x 8'11" (4.06 x 2.73)

GARDEN

BEDROOM 1

13'1" x 12'11" (4.00 x 3.96)

BEDROOM 2

12'1" x 10'0" (3.69 x 3.07)

BEDROOM 3

8'4" x 6'5" (2.56 x 1.98)

BATHROOM

8'9" x 6'3" (2.69 x 1.93)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	62	74
EU Directive 2002/91/EC		



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