



£1,300 PCM

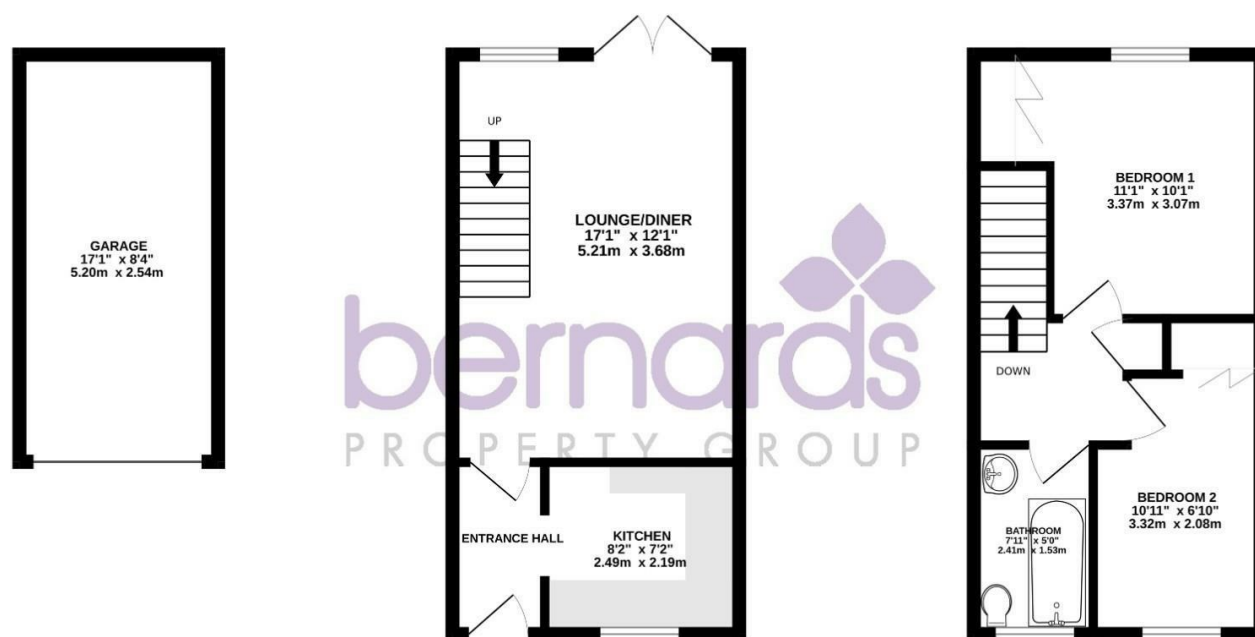
Coralin Grove, Waterlooville PO7 8QY

**bernards**  
THE ESTATE AGENTS

GARAGE  
142 sq.ft. (13.2 sq.m.) approx.

GROUND FLOOR  
292 sq.ft. (27.2 sq.m.) approx.

1ST FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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## HIGHLIGHTS



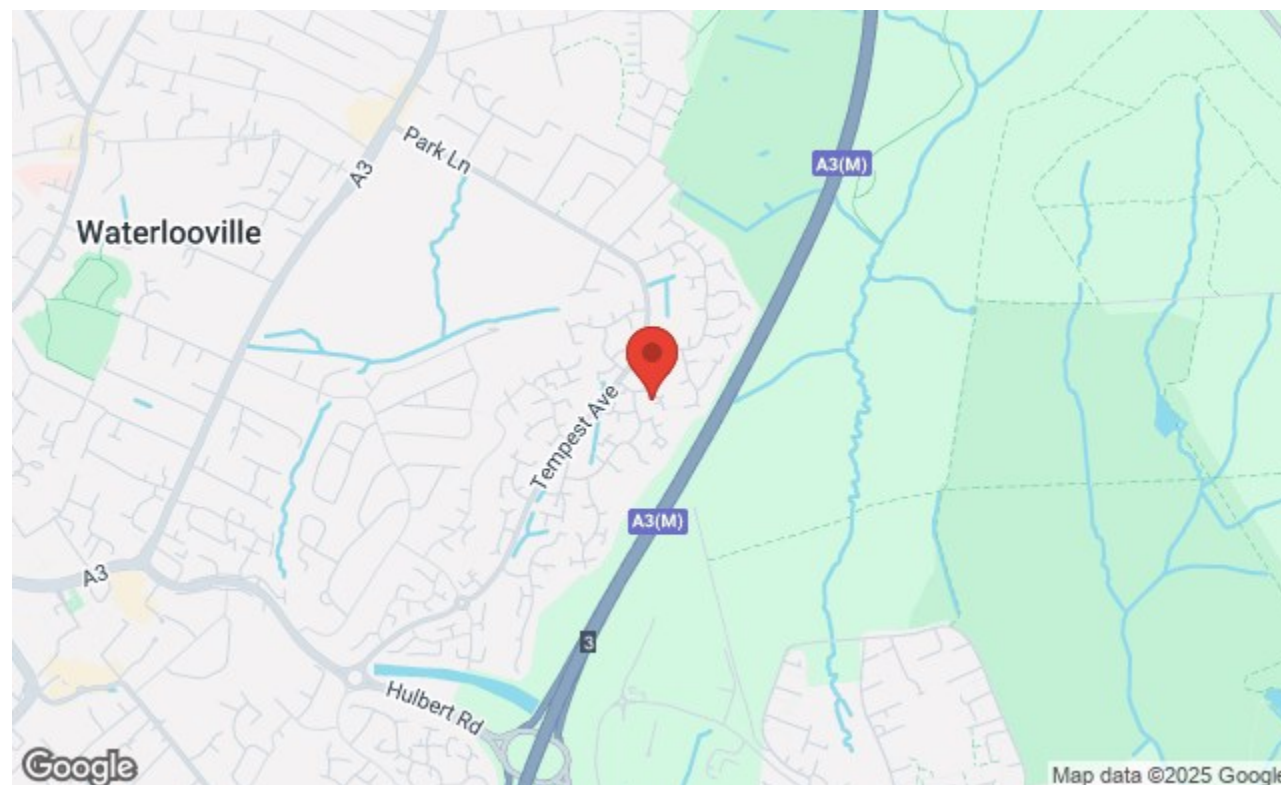
Bernards Estates are proud to present this charming 2 bedroom end of terrace house in Coraline Grove, Waterlooville. The property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a cosy retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly into a contemporary kitchen, which is well-equipped for all your culinary needs. The property also features a modern family bathroom.

This beautiful home has got a private garden and additionally includes a garage, providing ample storage or parking space, which is a valuable asset in this area.

Located in the desirable Tempest area, residents will benefit from a friendly community atmosphere, with local amenities, schools, and parks just a stone's throw away.

This property presents an excellent opportunity for those looking to settle in a vibrant and convenient location. With its appealing features and modern touches it would be a perfect place to call home. Do not miss the chance, Call us now to book a viewing!



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LIVING ROOM**  
17'1" x 12'0" (5.21 x 3.68)

**BEDROOM 1**  
11'1" x 10'1" (3.38m x 3.07m)

**BEDROOM 2**  
10'10" x 6'9" (3.32 x 2.08)

**KITCHEN**  
8'2" x 7'2" (2.49 x 2.19)

**GARDEN**

**BATHROOM**  
7'10" x 5'0" (2.41 x 1.53)

**GARAGE**  
17'0" x 8'3" (5.20 x 2.54)

**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**  
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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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