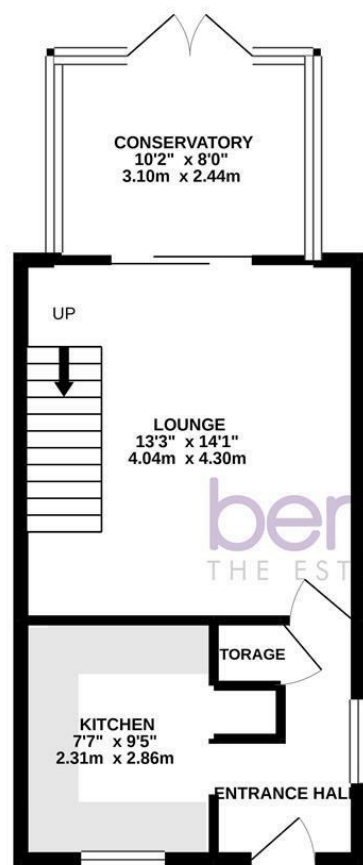
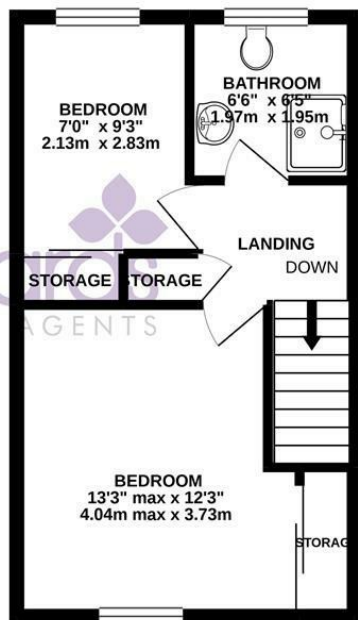


GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



£1,200 PCM

Plumpton Grove, Waterlooville PO7 8NL



## HIGHLIGHTS

- ❖ GARAGE AND PARKING
- ❖ END OF TERRACE
- ❖ TWO BEDROOMS
- ❖ SPACIOUS LOUNGE
- ❖ CONSERVATORY
- ❖ WELL PRESENTED GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ NEAR LOCAL SHOPS
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ AVAILABLE SEPTEMBER 2026

This well-presented two-bedroom end-of-terrace home, situated in the sought-after location of Plumpton Grove, Waterlooville.

The property offers a bright and spacious lounge with sliding doors leading into the conservatory, creating an additional living space overlooking the rear garden. The modern kitchen provides ample worktop and storage space, making it both practical and stylish for everyday living.

Upstairs, the property benefits from two well-proportioned bedrooms, both featuring built-in wardrobes, along with a modern three-piece family

bathroom.

Externally, the home offers a low-maintenance rear garden with a patio and lawn area, as well as side access to the front. Further benefits include a garage and off-road parking.

Situated in a popular residential location, the property is conveniently positioned close to local shops, schools, transport links, and other everyday amenities, making it an ideal home for professionals, couples, or small families.

Call today to arrange a viewing  
02392 482147  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

**KITCHEN**  
7'7" x 9'5" (2.31m x 2.87m)

**LOUNGE**  
14'1" x 13'3" (4.29m x 4.04m)

**CONSERVATORY**  
8' x 10'2" (2.44m x 3.10m)

**BEDROOM ONE**  
13'3" max x 12'3" (4.04m max x 3.73m)

**BEDROOM TWO**  
7' x 9'3" (2.13m x 2.82m)

**BATHROOM**  
6'6" x 6'5" (1.98m x 1.96m)

**COUNCIL TAX BAND B**

**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.

## 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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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