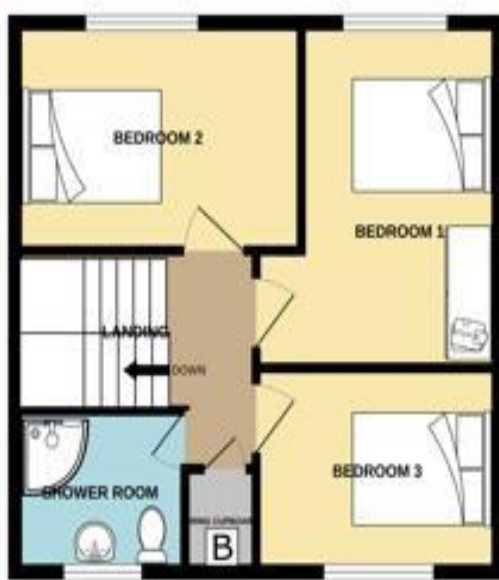




GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans 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 Hwplanner 1.0.2020

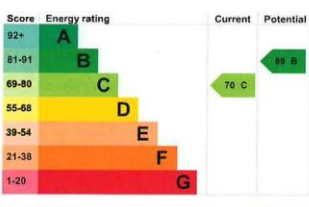
Energy performance certificate (EPC)

15 Tamank Close WATERLOOVILLE PO7 8ET	Energy rating C	Valid until: 23 June 2034
		Certificate number: 6419-5014-6002-0426-6492

Property type	Mid-terrace house
Total floor area	79 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 C. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



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

18 Tamarisk Close

Waterlooville PO7 8ET

Price: £299,995

DESCRIPTION

This beautifully presented and deceptively spacious three bedroom home is located in Waterlooville and within close proximity to the local schools. Internally the current owners have certainly left a lasting impression with a high quality finish throughout. The heart of the home is the recently installed modern fitted kitchen with striking colour's and integral fridge/freezer and range cooker, from here it opens into your dining area. There's also a cosy lounge to spend long winter evenings in and a double glazed conservatory overlooking the low maintenance rear garden. The property also benefits from a handy separate utility room which has plumbing for a WC. Upstairs you will find three well proportioned bedrooms for a growing family and a modern shower room. Additional benefits come in the form of plenty of storage, rear pedestrian access, double glazing and gas central heating.

ACCOMMODATION

ENTRANCE HALLWAY

UTILITY/WC

KITCHEN: 11' 9" x 8' 4" (3.58m x 2.54m)

DINING AREA: 8' 4" x 6' 7" (2.54m x 2.01m)

LOUNGE: 13' 5" x 9' 7" (4.09m x 2.92m)

CONSERVATORY: 9' 4" x 8' 9" (2.84m x 2.66m)

FIRST FLOOR

BEDROOM 1: 13' 1" x 8' 5" (3.98m x 2.56m)



BEDROOM 2: 12' 1" x 8' 5" (3.68m x 2.56m)

BEDROOM 3: 10' 1" x 7' 5" (3.07m x 2.26m)

SHOWER ROOM: 6' 4" x 5' 3" (1.93m x 1.60m)

OUTSIDE

FRONT & REAR GARDENS

