

32 Waterloo Road
Poole

£1,300 Per month

This two-bedroom detached bungalow is ideally situated in Poole, within easy reach of local amenities and the area's two grammar schools. The property benefits from excellent transport links to both Broadstone and Poole town centre and is available unfurnished, making it a convenient choice to create a comfortable home in a well-connected location. Holding Deposit: £300.00, Security Deposit: £1500.00, Council Tax: Band D.





• Two double bedrooms • Garage and parking • Close to schools • Excellent transport links

Decorated in neutral tones throughout, the accommodation offers two generous double bedrooms, with the main bedroom benefiting from large mirrored fitted wardrobes and the second bedroom featuring fitted storage.

The lounge is situated at the rear of the property and features a decorative fireplace as an attractive focal point. The fully fitted bathroom includes a shower over the bath, while the spacious kitchen offers ample room for dining.

Externally, the property benefits from a large adjoining garage and a driveway accessed via Sopers Lane, providing parking for multiple vehicles. The garden offers plenty of outdoor space and includes a useful storage shed.

Please note management of the property will be by the Landlord once the tenancy commences.

The property's construction is brick and tile.
The property has mains gas central heating, mains water and mains drainage.
The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.
The property has not flooded in the last 5 years and is not at risk of flooding.
To be eligible to rent this property, as a tenant you must be able to demonstrate a minimum annual income of £39,000.

Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.
Please be aware that for non-Housing Act tenancies, such as company lets, referencing and tenancy agreement fees remain applicable and are payable by the tenant in line with our Tenant Scale of Charges. Full details can be found on our website via the link below: TENANT-SCALE-OF-CHARGES-2026.pdf

ADDITIONAL INFORMATION

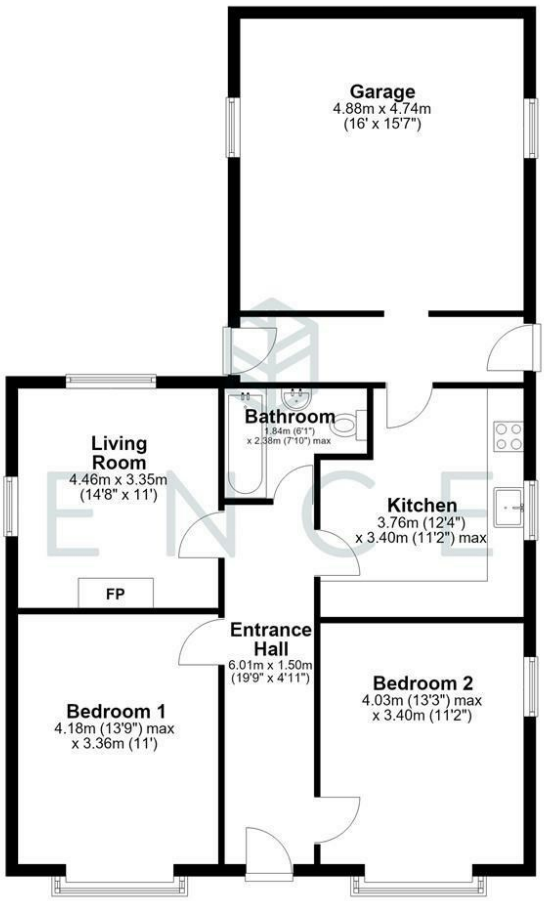
Council Tax Band: D
Furnishing Type: Unfurnished
Security Deposit: £1,500
Available From: 8th November 2026





Ground Floor

Approx. 99.7 sq. metres (1073.1 sq. feet)



Total area: approx. 99.7 sq. metres (1073.1 sq. feet)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

SPENCERS

LETTINGS

ABOUT US

As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.









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