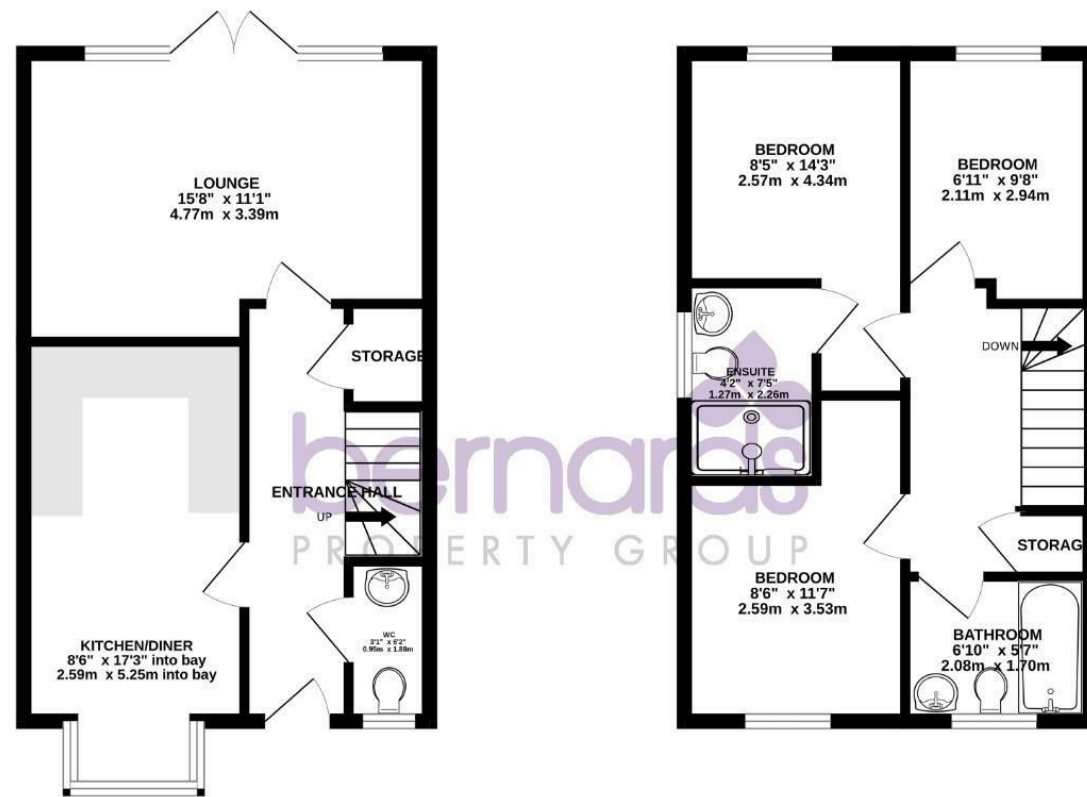
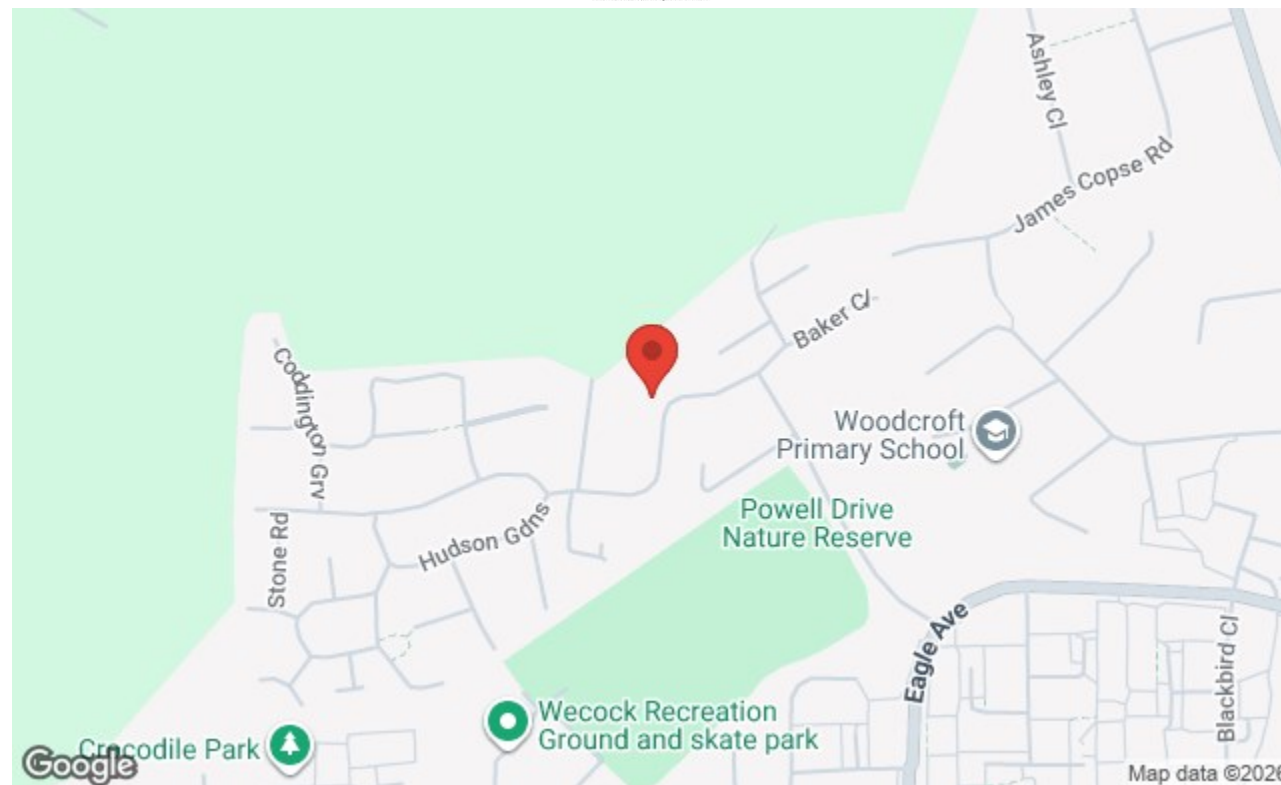


GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



£1,750 Per Calendar Month

Merritt Way, Waterlooville PO8 9WN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE END OF SEPTEMBER
- ❖ NEW BUILD
- ❖ 3 BEDROOMS
- ❖ MODERN
- ❖ 2 BATHROOMS
- ❖ DRIVEWAY
- ❖ PART FURNISHED
- ❖ EPC RATING B
- ❖ COUNCIL TAX BAND C
- ❖

This property features a bright lounge, a contemporary fitted kitchen with space to dine, and direct access to the enclosed rear garden — ideal for relaxing or entertaining.

Upstairs, you'll find 3 well-proportioned bedrooms, including a built-in wardrobe, along with a sleek family bathroom and en-suite to master, both finished to a high standard.

Externally, the property benefits from off-road parking and a

secure, low-maintenance garden to the rear. Offered part-furnished, with the landlord flexible to suit tenant needs, this home is perfectly suited to a variety of lifestyles.

With its modern design, practical storage, and desirable location, this property is an excellent opportunity not to be missed.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN / DINER

8'5" x 17'2" (2.59 x 5.25)

LOUNGE

15'7" x 11'1" (4.77 x 3.39)

BATHROOM

6'9" x 5'6" (2.08 x 1.70)

MASTER BEDROOM

8'5" x 14'2" (2.57 x 4.34)

BEDROOM 2

8'5" x 11'6" (2.59 x 3.53)

BEDROOM 3

6'11" x 9'7" (2.11 x 2.94)

ENSUITE

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.

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	
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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