

£1,600 Per Month

Durham Gardens, Waterloooville PO7
7BB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ PERFECT FAMILY HOME
- ❖ REDECORATED THROUGHOUT
- ❖ NEW CARPETS
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ CONSERVATORY
- ❖ MODERN INTERIOIR
- ❖ SPACIOUS GARDEN
- ❖ AVAILABLE NOW

Welcome to this charming three-bedroom family home located in the desirable area of Durham Gardens, Waterloooville. This delightful property offers a perfect blend of comfort and style, making it an ideal choice for families or those seeking a peaceful retreat.

As you enter, you will be greeted by a well-proportioned reception room, providing a warm and inviting space for relaxation and entertaining. The freshly decorated interiors, complemented by new carpets throughout, create a modern and welcoming atmosphere.

The spacious kitchen is a highlight of the home, offering ample room for culinary creativity and family gatherings. It is designed to be both functional and inviting, making it the heart of the home.

This property boasts three generously sized bedrooms, providing plenty of space for family members or guests. The well-appointed bathroom ensures convenience for daily routines.

Outside, you will find a lovely garden, perfect for enjoying the outdoors, whether it be for gardening, play, or simply unwinding in the fresh air. The driveway and garage offer practical solutions for parking and additional storage, enhancing the overall appeal of this home.

In summary, this property in Durham Gardens is a wonderful opportunity for those looking for a well-maintained family home in a friendly neighbourhood. With its spacious layout, modern finishes, and outdoor space, it is sure to meet the needs of any discerning buyer. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

Right to Rent Checks

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 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 e.g. change of sharer (capped at £50 or, if higher, any

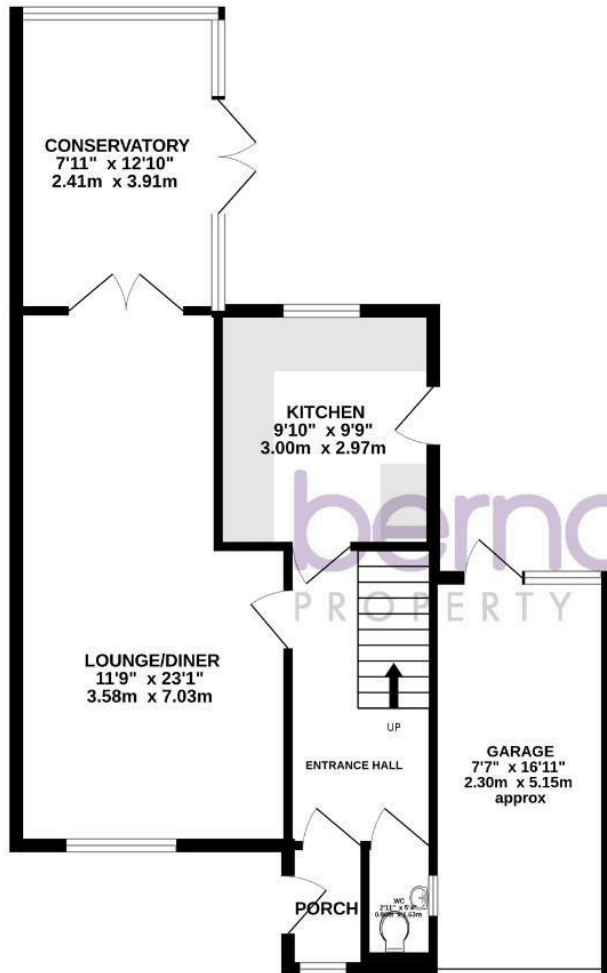
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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.



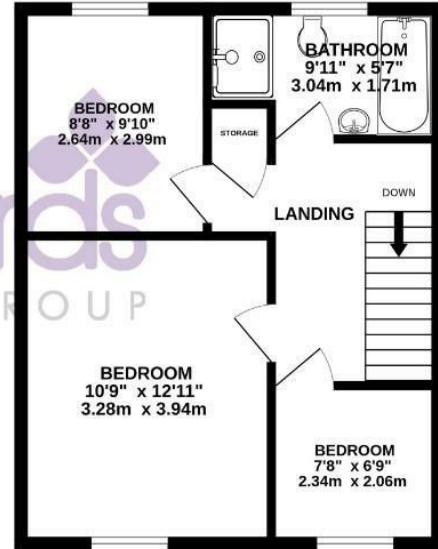
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		86
	68	
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

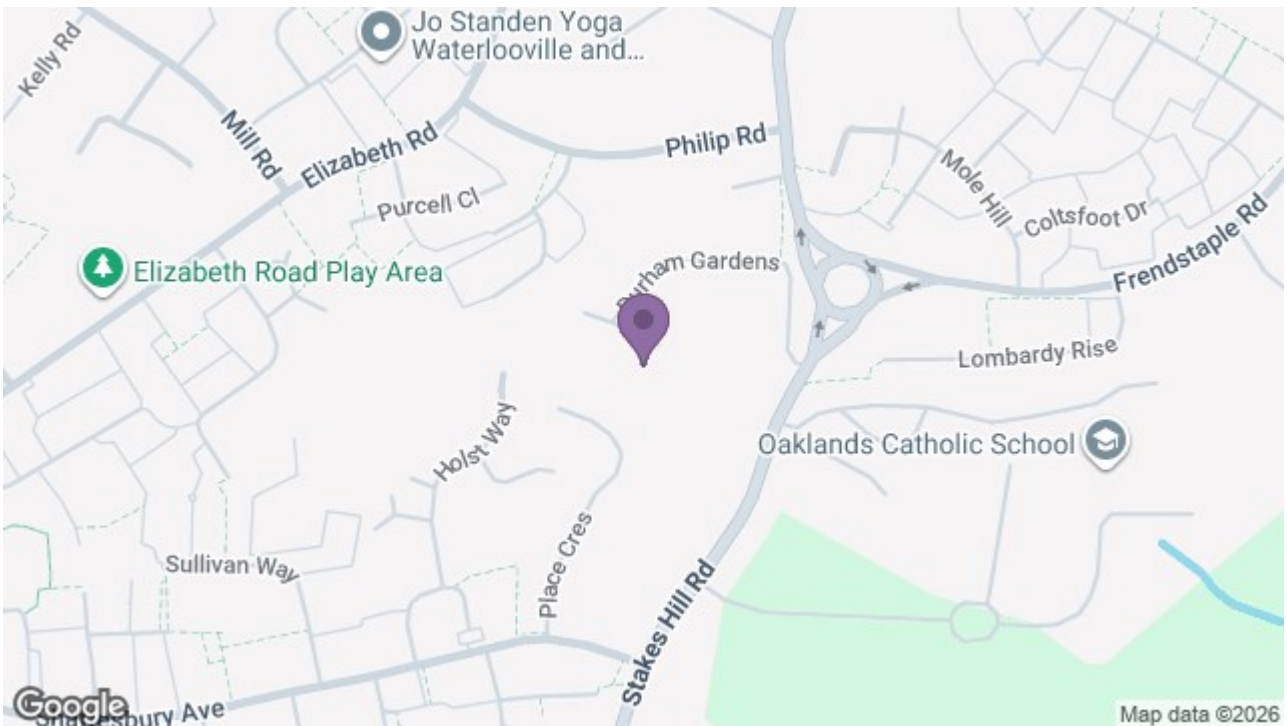


1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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