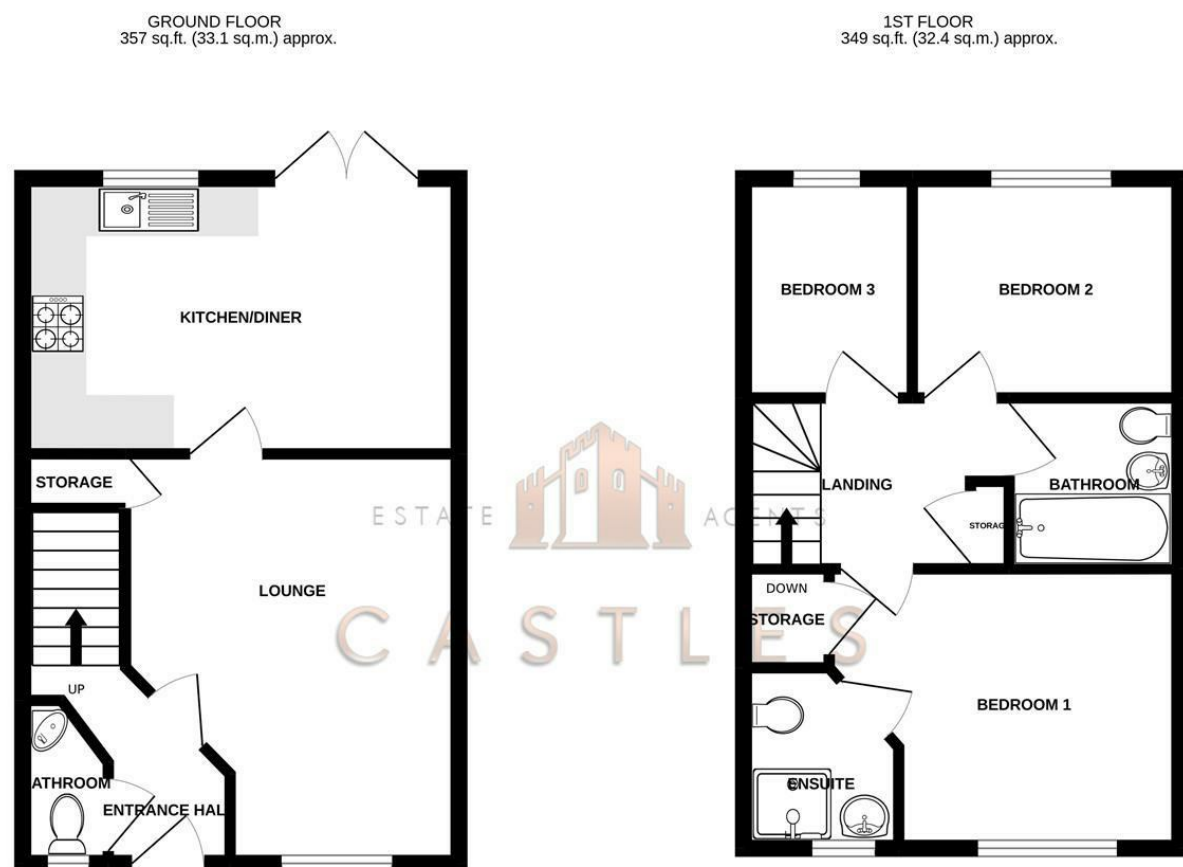


Floor Plan



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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9 Taylor Close
Waterlooville, PO7 5GE

We are pleased to welcome to the market this well presented three bedroom end of terrace property with off road parking for three cars located in the recent development of Taylor Close, Waterlooville.

Built in 2018 this properties ground floor consists of a lounge room, kitchen diner across the rear and a downstairs w/c.

The first floor benefits from three bedrooms and a family bathroom. The primary bedroom has the bonus of an en-suite shower room.

Externally the rear garden is a fair size and has access out the side to the driveway which can accommodate three vehicles.

There is five years remaining on the new homes warranty which is a plus.

For more information or to arrange a viewing please call Castles today.

Offers over £350,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A	(20 plus) A	(20 plus) A
(81-91) B	(81-91) B	(15-20) B	(15-20) B
(69-80) C	(69-80) C	(10-15) C	(10-15) C
(55-68) D	(55-68) D	(5-10) D	(5-10) D
(39-54) E	(39-54) E	(1-5) E	(1-5) E
(21-38) F	(21-38) F	(0-1) F	(0-1) F
(1-20) G	(1-20) G	(0) G	(0) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	England & Wales	England & Wales	England & Wales
EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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9 Taylor Close

Waterlooville, PO7 5GE



- THREE BEDROOMS
- PARKING FOR THREE VEHICLES
- 5 YEARS WARRANTY REMAINING
- GOOD ACCESS ROUTES
- TWO BATHROOMS
- NEWLY BUILT IN 2018
- SOUTH WEST FACING GARDEN
- CLOSE TO LOCAL SHOPS

LOUNGE

14'1" x 12'1" (4.3 x 3.7)

KITCHEN/DINER

9'6" x 15'1" (2.9 x 4.6)

W/C

5'6" x 2'11" (1.7 x 0.9)

BATHROOM

5'10" x 5'10" (1.8 x 1.8)

BEDROOM ONE

9'6" x 9'6" (2.9 x 2.9)

EN-SUITE

6'2" x 5'2" (1.9 x 1.6)

BEDROOM TWO

7'6" x 9'2" (2.3 x 2.8)

BEDROOM THREE

8'2" x 5'10" (2.5 x 1.8)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent

mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

