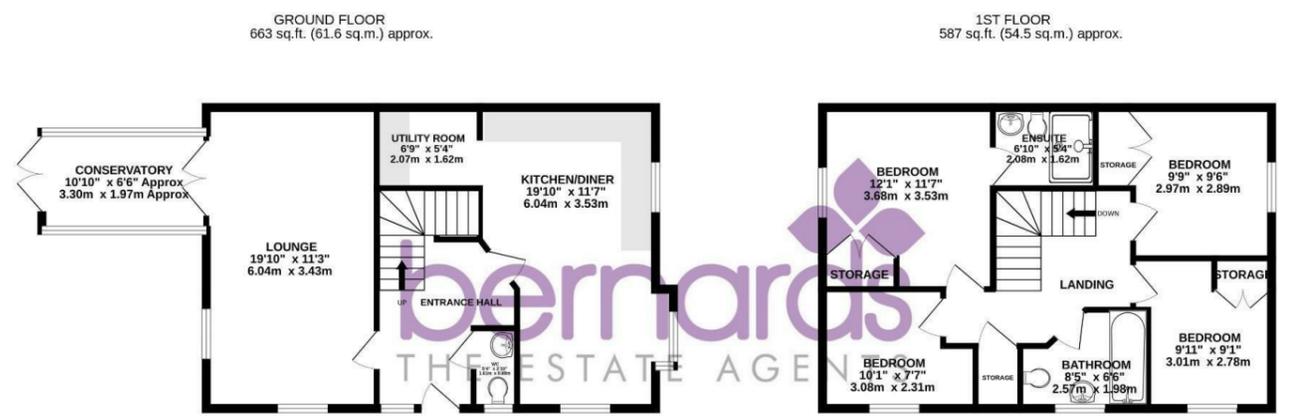


**TO LET**

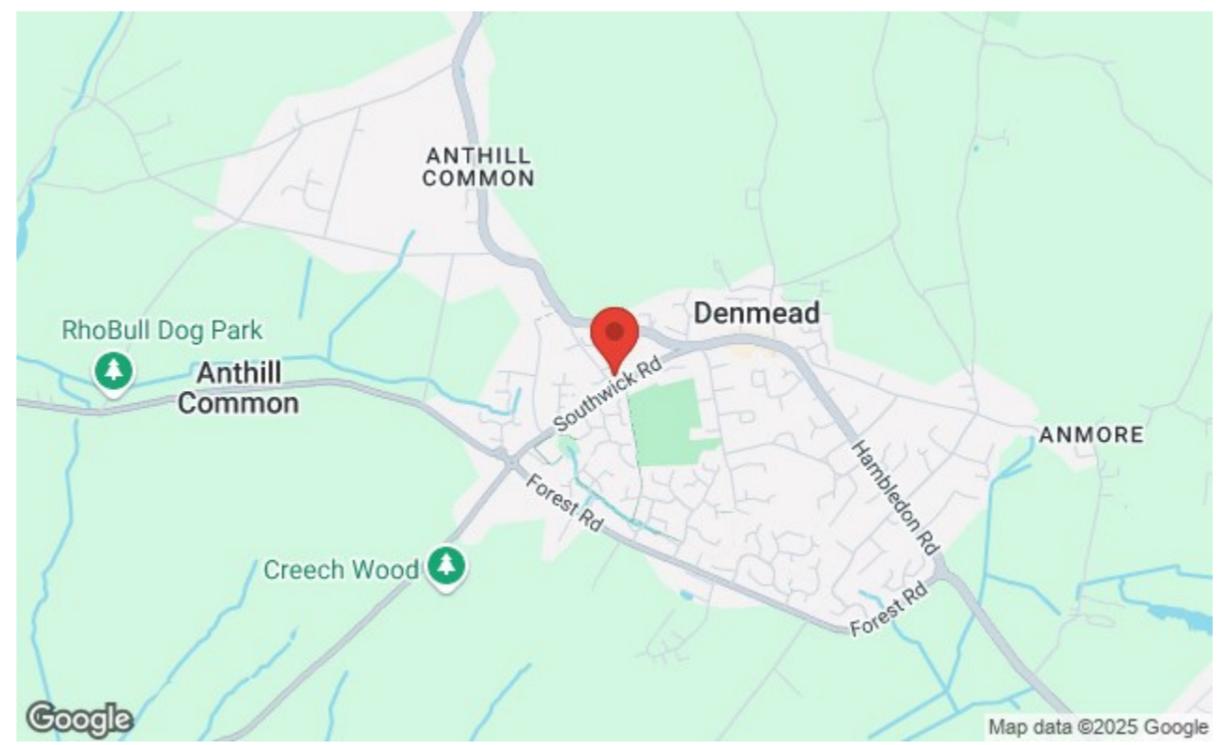
£1,800 PCM

St. Georges Road, Waterlooville PO7 6FS

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1250 sq.ft. (116.1 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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4 bedrooms, 2 bathrooms, 1 living room

**HIGHLIGHTS**

- ❖ FOUR BEDROOMS
- ❖ LIVING ROOM
- ❖ FAMILY BATHROOM/ ENSUITE
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ GAS CENTRAL HEATING
- ❖ QUIET LOCATION
- ❖ CONSERVATORY
- ❖ GARDEN
- ❖ OFF STREET PARKING
- ❖ AVAILABLE EARLY MARCH

Nestled in St. Georges Road in Denmead, Waterlooville, this detached house offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families or those seeking extra space.

The house features a spacious reception room that welcomes you with warmth and light, creating an inviting atmosphere for relaxation and entertaining.

The open-plan kitchen diner is a standout feature, designed for both functionality and style. It comes equipped with essential white goods, making it a practical choice for everyday living.

Additionally, the property features one

family bathrooms and en-suite in the master bedroom, providing convenience and privacy for all occupants. The inclusion of a conservatory adds a touch of elegance, offering a serene space to enjoy the garden views throughout the seasons.

Parking is made easy with off road space in the back, ensuring that you have a designated area for your car.

With its appealing features and prime location, this detached house is a wonderful opportunity for those looking to settle in a peaceful yet accessible neighbourhood. Do not miss the chance to make this your new home.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Call today to arrange a viewing  
02392 232 888  
www.bernardsestates.co.uk



# PROPERTY INFORMATION

## 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, letting 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.

## REMOVALS

Also here at Bernards we like to

offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## 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.

## ENTRANCE HALL

### KITCHEN DINER

19'9" x 11'6" (6.04 x 3.53)

### UTILITY ROOM

6'9" x 5'3" (2.07 x 1.62)

### LOUNGE

19'9" x 11'3" (6.04 x 3.43)

### LANDING

### MAIN BATHROOM

8'5" x 6'5" (2.57 x 1.98)

### BEDROOM ONE

9'8" x 9'5" (2.97 x 2.89)

### BEDROOM TWO

9'10" x 9'1" (3.01 x 2.78)

### BEDROOM THREE

10'1" x 7'6" (3.08 x 2.31)

### MASTER BEDROOM

12'0" x 11'6" (3.68 x 3.53)

### ENSUITE

6'9" x 5'3" (2.08 x 1.62)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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