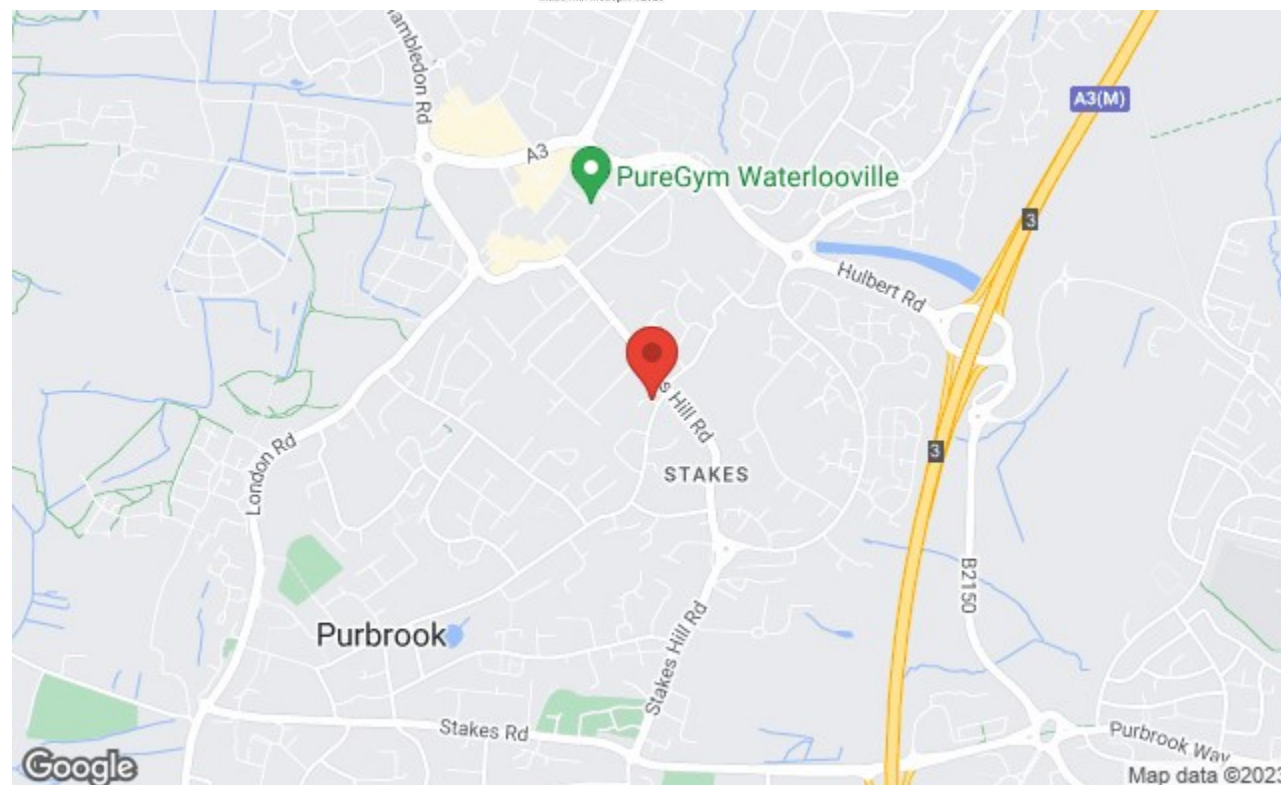


TOTAL FLOOR AREA: 1400 sq.ft. (130.1 sq.m.) approx.

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



FOR SALE

£1,600 Per Calendar Month

Orsmond Close, Waterlooville PO7 7LU

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HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOM
- ❖ NEW BUILD HOME
- ❖ EXCLUSIVE DEVELOPMENT
- ❖ PRIVATE DRIVEWAY
- ❖ THREE PARKING SPACES
- ❖ TWO BATHROOMS
- ❖ 32FT KITCHEN/LOUNGE/DINER
- ❖ STUDY
- ❖ CHOOSE YOUR FLOORING
- ❖ AVAILABLE NOW

***EXCLUSIVE NEW BUILD DEVELOPMENT!
ONLY TWO PROPERTIES! PRIVATE ROAD!***

We are thrilled to welcome to the rental market, this beautiful three bedroom new build property, situated on Orsmond Close, off Stakes Hill in Waterlooville, within a five minute walk of the Town Centre

Externally, this property enjoys prominence as one of only two on a private road, allowing for enhanced privacy and excellent parking, offering three spaces.

The main reception measures over 32ft in length and it is the perfect space to entertain, with a beautiful sky light and patio doors, flooding the room with natural

light. The kitchen area is also finished to a modern standard, with integrated appliances and ample work surface space. The ground floor of the home is completed by the study and w.c, both of which add excellent practicality.

Two double bedrooms flooded with light occupy the first floor, both of which are served by the family bathroom. Moving to the top floor, the master bedroom is a great size, with its own ensuite shower room.

We strongly recommend booking an internal viewing to fully appreciate this beautiful, new build home.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

15'5" x 32'1" (4.70m x 9.78m)

STUDY

8'9" x 8'4" (2.67m x 2.54m)

W.C

2'9" x 5'4" (0.84m x 1.63m)

MASTER BEDROOM

15'6" x 14'1" (4.72m x 4.29m)

ENSUITE

8'3" x 8'7" (2.51m x 2.62m)

BEDROOM TWO

15'5" x 11'7" (4.70m x 3.53m)

BEDROOM THREE

15'5" x 9'4" (4.70m x 2.84m)

BATHROOM

8'8" x 7'9" (2.64m x 2.36m)

COUNCIL TAX BAND E

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.

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.

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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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