

£1,600 PCM

Greenfield Crescent, Waterlooville
PO8 9EN

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ RECENTLY RE DECORATED
- ❖ OPEN PLANNED LIVING AREA
- ❖ LARGE GARDEN
- ❖ PARKING
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ UNFURNISHED
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO BUS LINKS
- ❖ AVAILABLE NOW

Nestled in the desirable area of Greenfield Crescent, Waterlooville, this semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The naturally decorated interiors create a warm and inviting atmosphere, allowing you to move in with ease.

The open-plan living area is a standout feature, providing a spacious environment for both relaxation and entertaining. This layout encourages a sense of togetherness, making it perfect for family gatherings or hosting friends. The large garden is a delightful addition, offering ample outdoor space for children to play, gardening enthusiasts to flourish, or simply

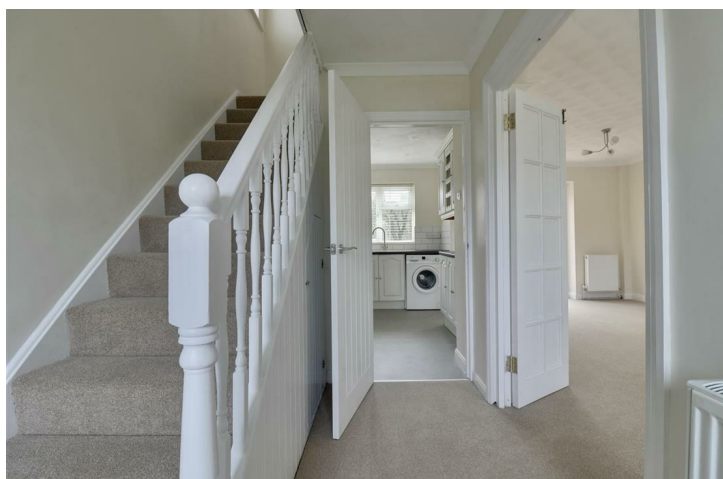
for enjoying the fresh air on sunny days.

Parking is a breeze with space available for up to three vehicles, ensuring that you and your guests. The location itself is another significant advantage, as it is situated in a great neighbourhood that boasts local amenities, schools, and parks, all within easy reach.

This property presents an excellent opportunity for those looking to settle in a welcoming community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this lovely house your new home.

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





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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, 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.



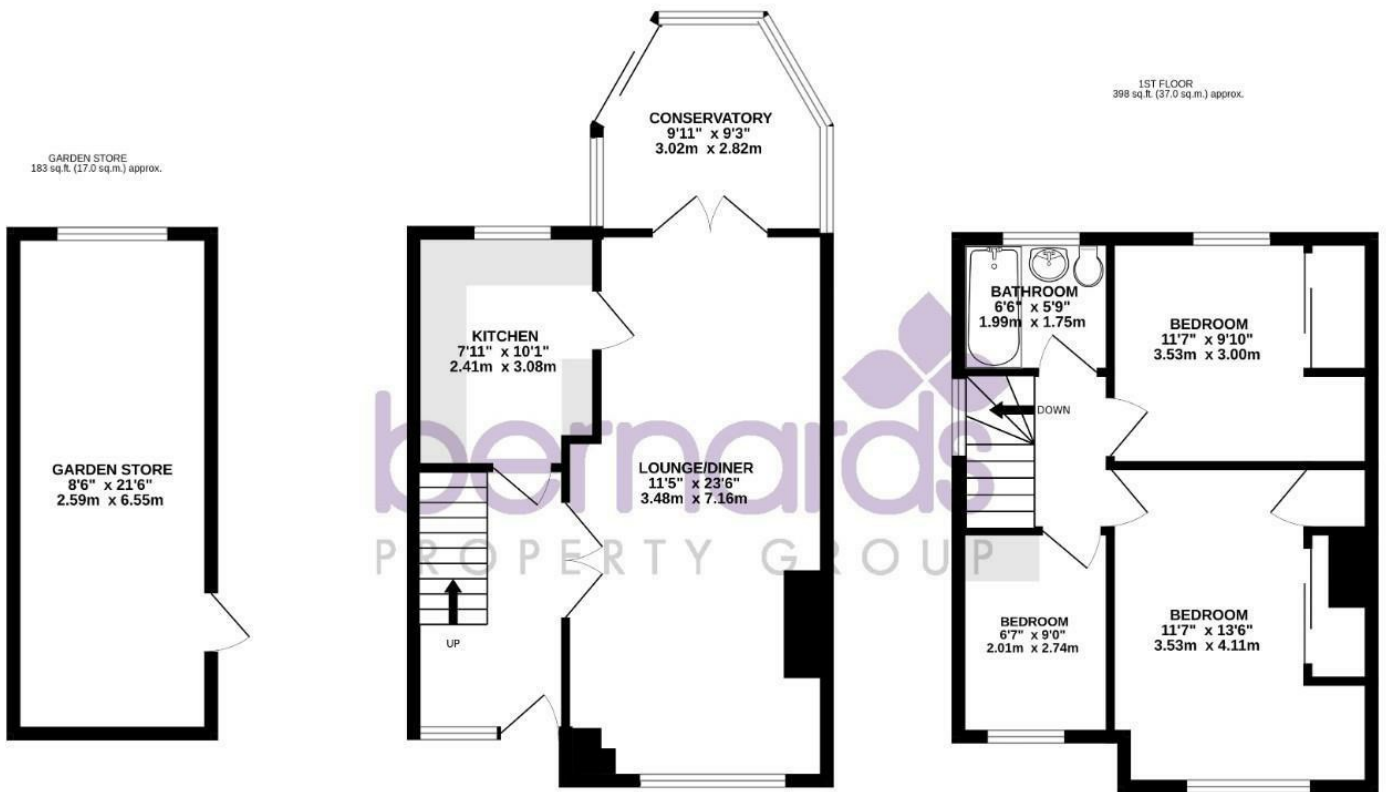
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.

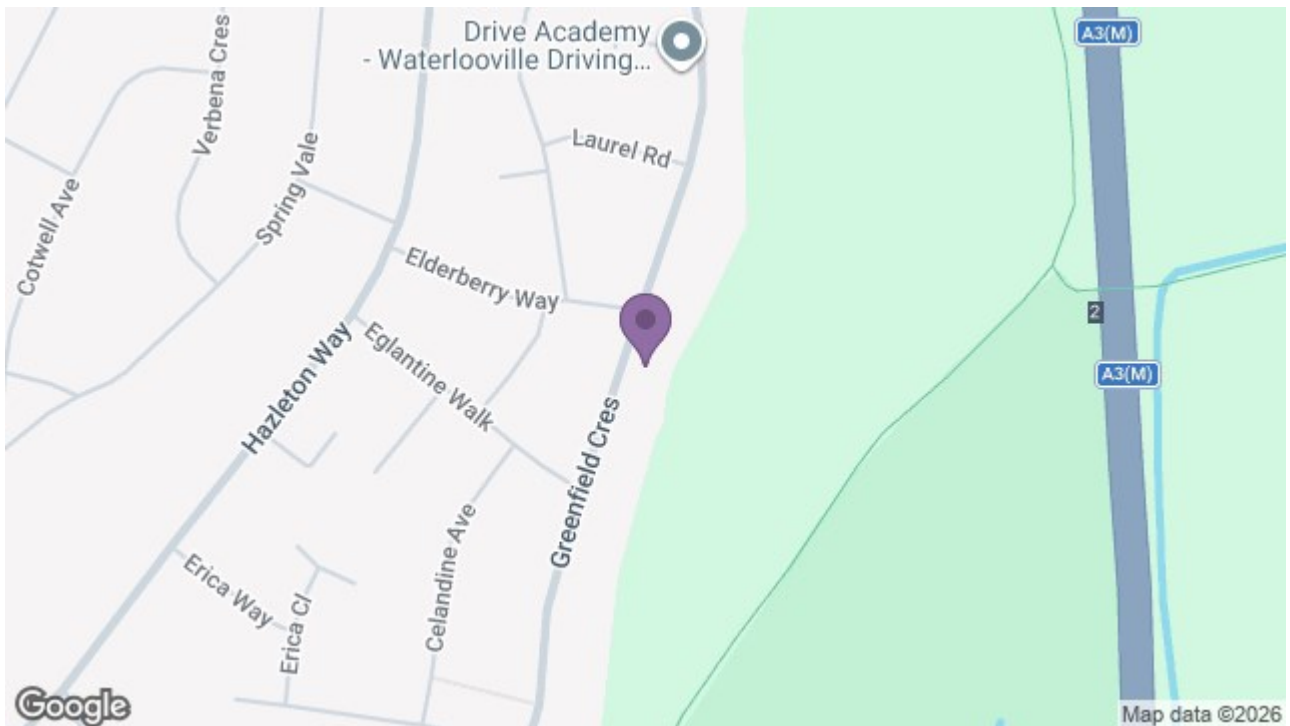
GARDEN STORE
185 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 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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