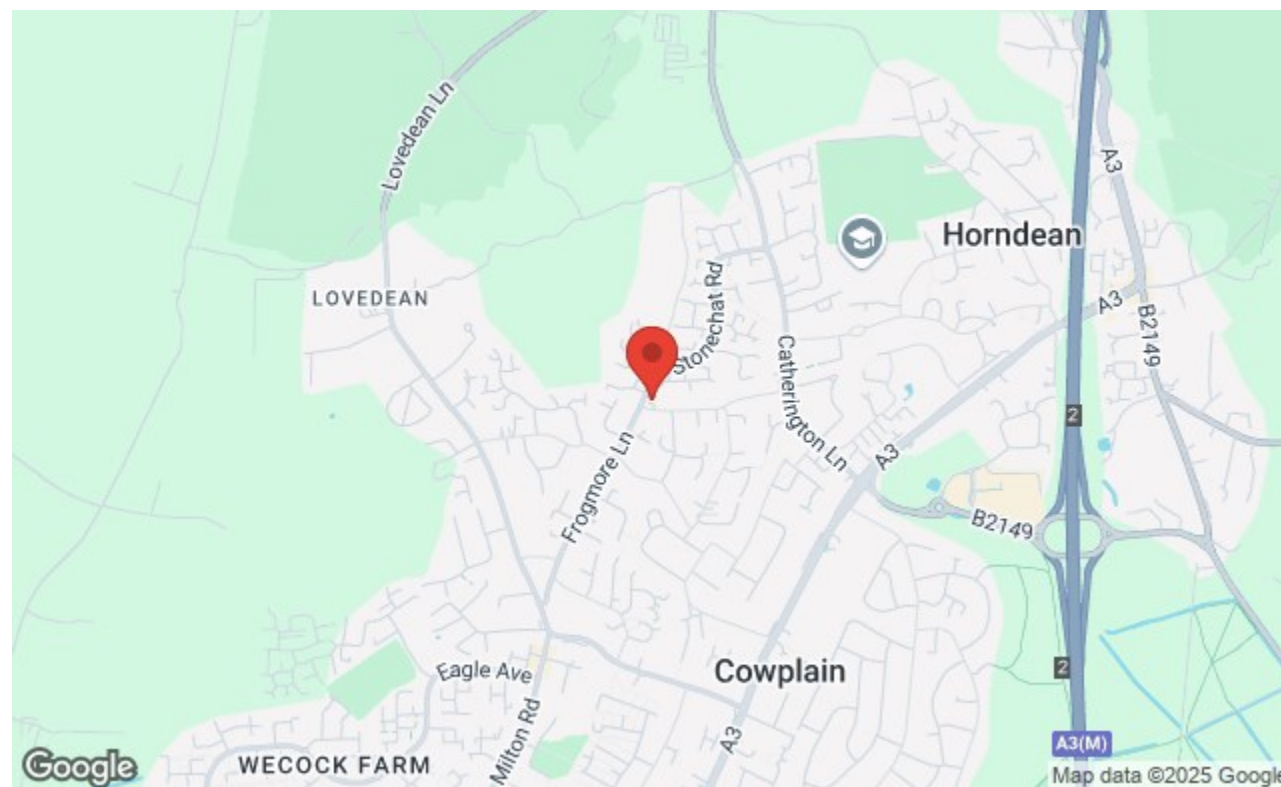




£1,600 Per Calendar Month

Victory Avenue, Waterlooville PO8 9PJ



## HIGHLIGHTS

- ❖ 3 BEDROOMS
- ❖ BUNGALOW
- ❖ REFURBISHED
- ❖ MODERN KITCHEN
- ❖ UTILITY ROOM
- ❖ BUILT IN STORAGE
- ❖ EPC RATING C
- ❖ 2 PARKING SPACE
- ❖ GAS CENTRAL HEATING
- ❖ AVAILABLE NOW

Bernards Estates are proud to present this beautifully three-bedroom bungalow located in the sought-after Victory Avenue, Horndean. Offering a blend of space, comfort and modern finishes, this home is ideal for those seeking versatile living in a peaceful yet well-connected location.

The property has been refurbished and benefits from a new kitchen and carpets all around. This home has a generous lounge that provides a perfect space for relaxing or entertaining, as well as a separate reception / dining room.

The kitchen is brand new and thoughtfully designed with contemporary fittings. It comes equipped with a washing machine, oven and hob, though please note that a fridge freezer is not provided. The refurbished bathroom offers both a bathtub and a separate shower cabin.

Downstairs, you'll find a bright and functional study room as well which leads directly into one of the bedrooms, ideal for use as home office or private retreat. Upstairs, there are two well-sized double bedrooms, benefiting from built-in storage, along with a convenient upstairs WC.

Throughout the home, there is an abundance of built-in storage, making everyday living effortless. The utility room comes equipped with a tumble dryer and a shelving unit.

The bungalow also features gas central heating, double glazing throughout, and brand new carpets, ensuring warmth and comfort all year round.

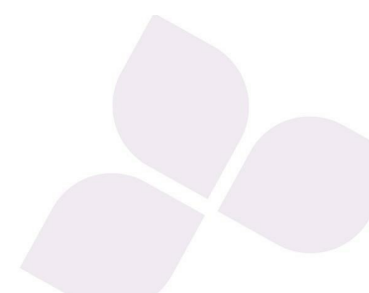
With an EPC rating of C, this energy-efficient home is not once to miss.

There are two private parking spaces, water bills is included in the rent and is available to move into immediately.

This is a rare opportunity to rent a spacious, stylish and well-maintained bungalow in a desirable location. Early viewing is highly recommended.

Call us now to arrange a viewing!

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

- HALLWAY
- LOUNGE
- BATHROOM
- KITCHEN
- DINNING ROOM
- STUDY
- UTILITY ROOM
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- UPSTAIRS WC
- FRONT

## 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.

## 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.



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	

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