

£1,700

Linnet Close, Petersfield GU31 4RF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ AVAILABLE IMMEDIATELY
- ◆ FOUR-BEDROOM PROPERTY
- ◆ MODERN THROUGHOUT
- ◆ SPACIOUS FEEL
- ◆ MODERN FITTED KITCHEN
- ◆ FOUR WELL-PROPORTIONED BEDROOMS
- ◆ FAMILY BATHROOM LOCATED UPSTAIRS
- ◆ CONVENIENT DOWNSTAIRS WC
- ◆ ALLOCATED PARKING INCLUDED
- LIGHT AND AIRY

This four-bedroom property is available immediately. The home has been finished to a modern standard throughout and benefits from newly fitted carpets, creating a fresh and welcoming feel.

The property offers spacious accommodation including a modern kitchen, a bright and comfortable living space, four well-proportioned bedrooms, an upstairs family bathroom and the

added convenience of a downstairs WC.

Externally, the property also benefits from allocated parking. With its modern finish and generous layout, this home would be ideal for families or professionals looking for a well-maintained property ready to move into.

Available now.

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





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PROPERTY INFORMATION

Tenant Fees 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

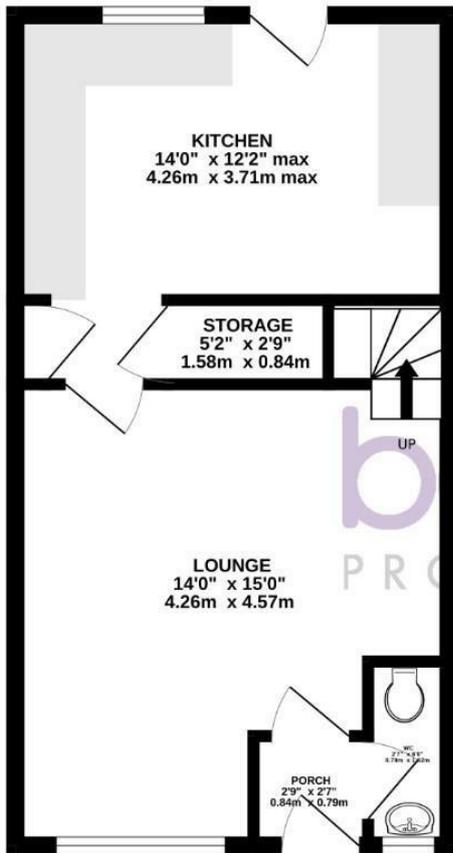
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



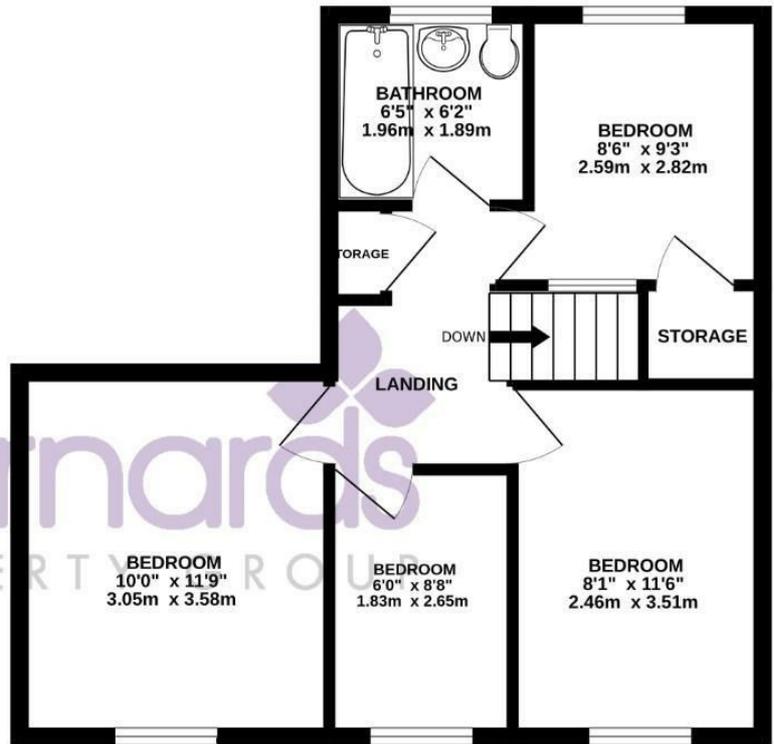
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

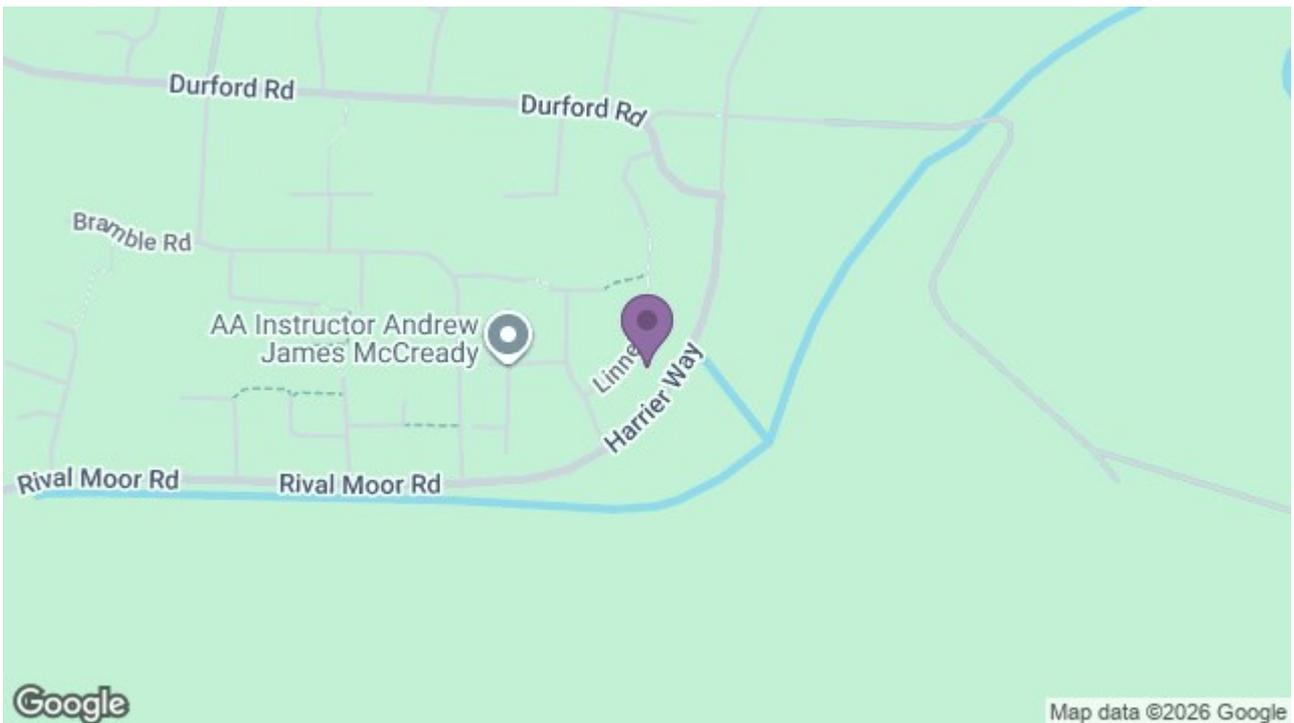


1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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