

£2,200 PCM

Sutton Road, Waterloooville PO8 8PU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- FOUR BEDROOM HOUSE
- STUDY AREA LOCATED OFF ONE UPSTAIRS BEDROOM
- GOOD SIZED BEDROOMS WITH BUILT-IN WARDROBES AND STORAGE
- THREE RECEPTION ROOMS
- KITCHEN DINER AND CONSERVATORY
- BATHROOM WITH SEPARATE SHOWER AND BATH
- LIGHT AND AIRY THROUGHOUT
- PRIVATE NON-OVERLOOKED GARDEN
- DRIVEWAY PARKING FOR UP TO FOUR CARS
- AMPLE STORAGE THROUGHOUT

This spacious four-bedroom house offers generous and well-proportioned living throughout, making it an ideal family home.

All bedrooms are of a good size and benefit from built-in wardrobes and additional storage, with the added advantage of a study area located off one of the bedrooms upstairs.

The property boasts a large and highly versatile layout, featuring three reception rooms, a well-sized kitchen diner, and a

conservatory, providing an abundance of living and entertaining space to suit a variety of needs.

The bathroom is well-appointed with both a separate shower and a bath

The home is light and airy throughout, enhancing the overall sense of space and creating a welcoming feel in every room. Externally, the property enjoys a private, non-overlooked garden, offering a good degree of privacy, along with a driveway providing parking for up to four cars.

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





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PROPERTY INFORMATION

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 e.g. 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.



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		
	60	74
EU Directive 2002/91/EC		
England & Wales		



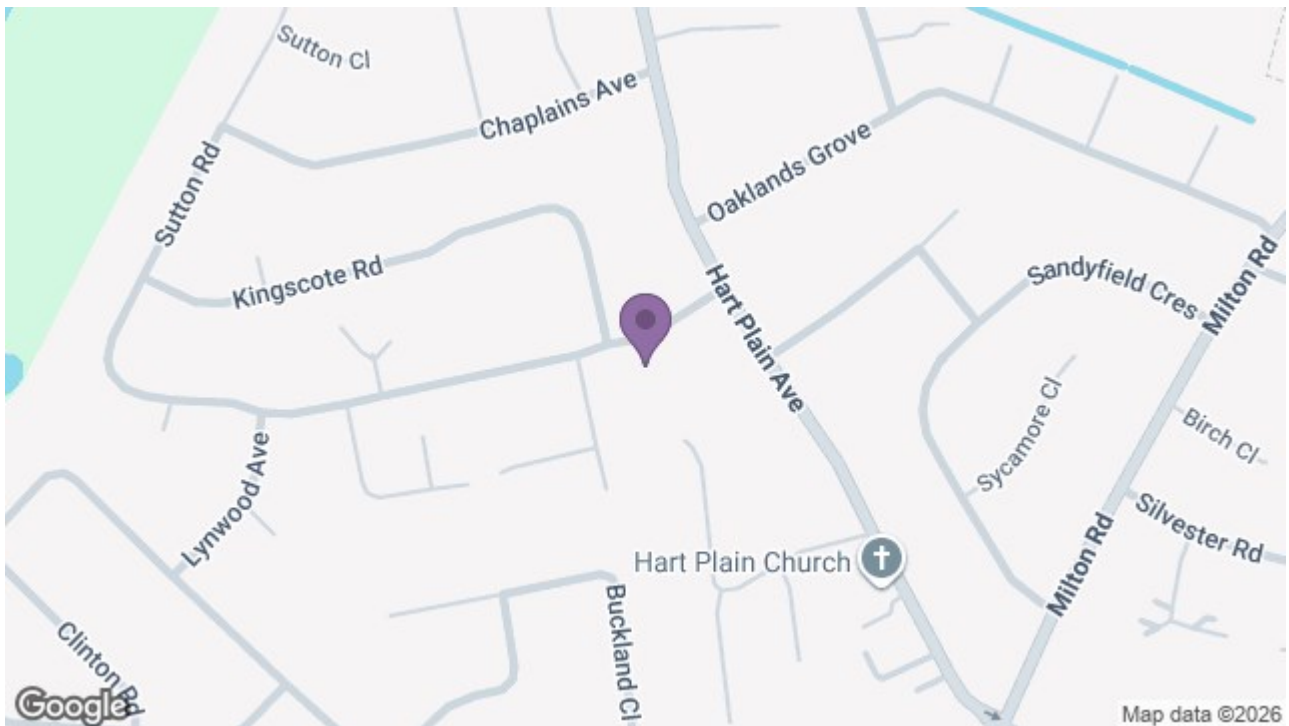
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Lettopix 1/2020



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