

£3,500 Per Month

Billett Avenue, Waterlooville PO7
7SZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ PRIVATE ROAD
- ❖ DETACHED
- ❖ VERSATILE LAYOUT
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ STUDY AND SEPERATE LOUNGE
- ❖ DRIVEWAY
- ❖ GARAGE
- ❖ UTILITY ROOM
- ❖ LARGE REAR GARDEN

We are thrilled to bring to market this exceptional, exclusive detached home on The Grove, Billett Avenue, widely considered as Waterlooville's premium and most exclusive location. Newly built and benefitting from a new build warranty, no expense has been spared in creating a superb home to be enjoyed for years to come.

Tucked away in the corner of a cul-de sac, The Grove is one of just three detached homes offering superb space coupled with a high specification finish that the location obviously deserves. The heart of the home is undoubtedly the open plan Kitchen / diner / family room which will be the backdrop for many memories made over the years. With expansive bi-folding doors into an exceptional garden space as well as high end zonal underfloor heating, this is truly a home for all seasons.

A formal lounge, impressive size study space (which has the potential to function as a fifth bedroom), generous utility and downstairs WC make this the ideal family home, especially if home working is high on the agenda. Upstairs you will find four double bedrooms with the master being serviced with a superb en-suite shower room and a large walk-in wardrobe. Bedroom two also enjoys a matching, luxury ensuite and length built in wadrobes. Bedrooms three and four are serviced by the stunning four peice bathroom, which sees a modern bluetooth vanity mirror, allowing you to enjoy your favourite music whilst in the bath or shower. The home also benefits from plenty of parking and a garage as well as a generous garden backing onto a paddock style wood area. This is a truly superb opportunity to acquire a well-thought-out family home and establish roots for many years to come.

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





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PROPERTY INFORMATION

Tenant Fees Act

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.



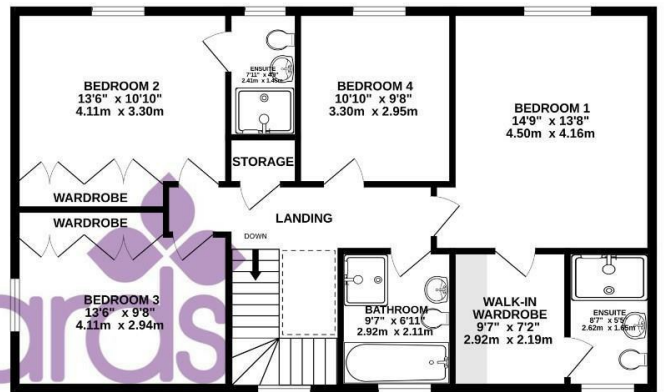
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	85	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



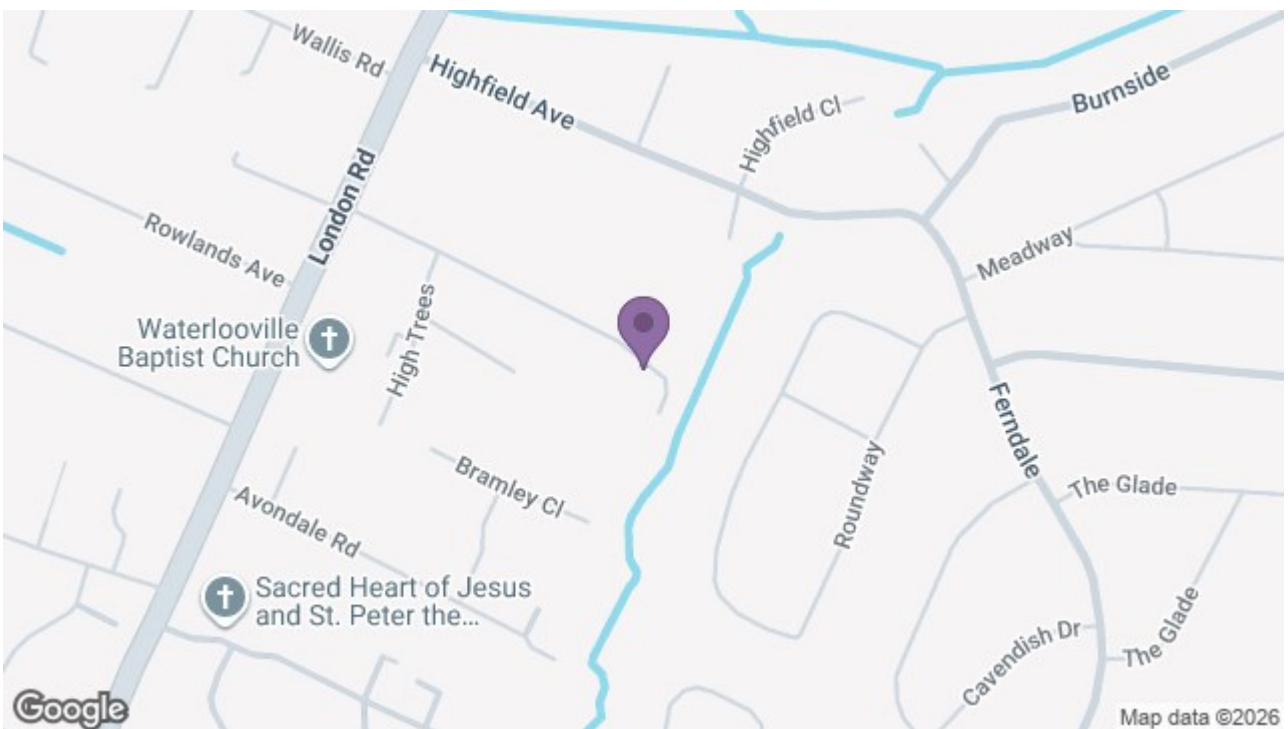
1ST FLOOR
942 sq.ft. (87.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2271 sq.ft. (211.0 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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