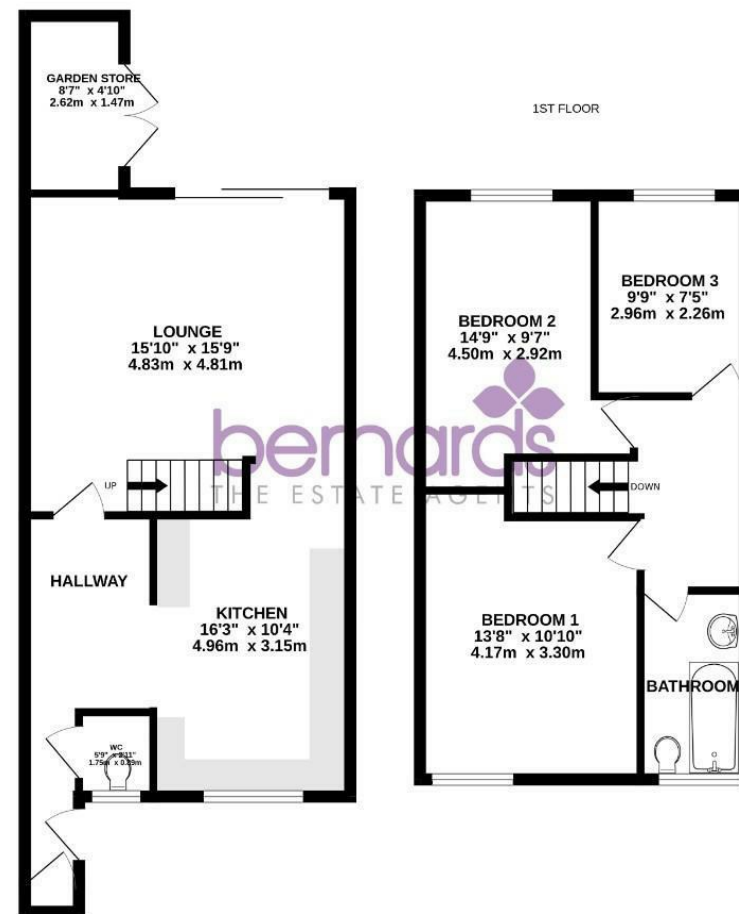
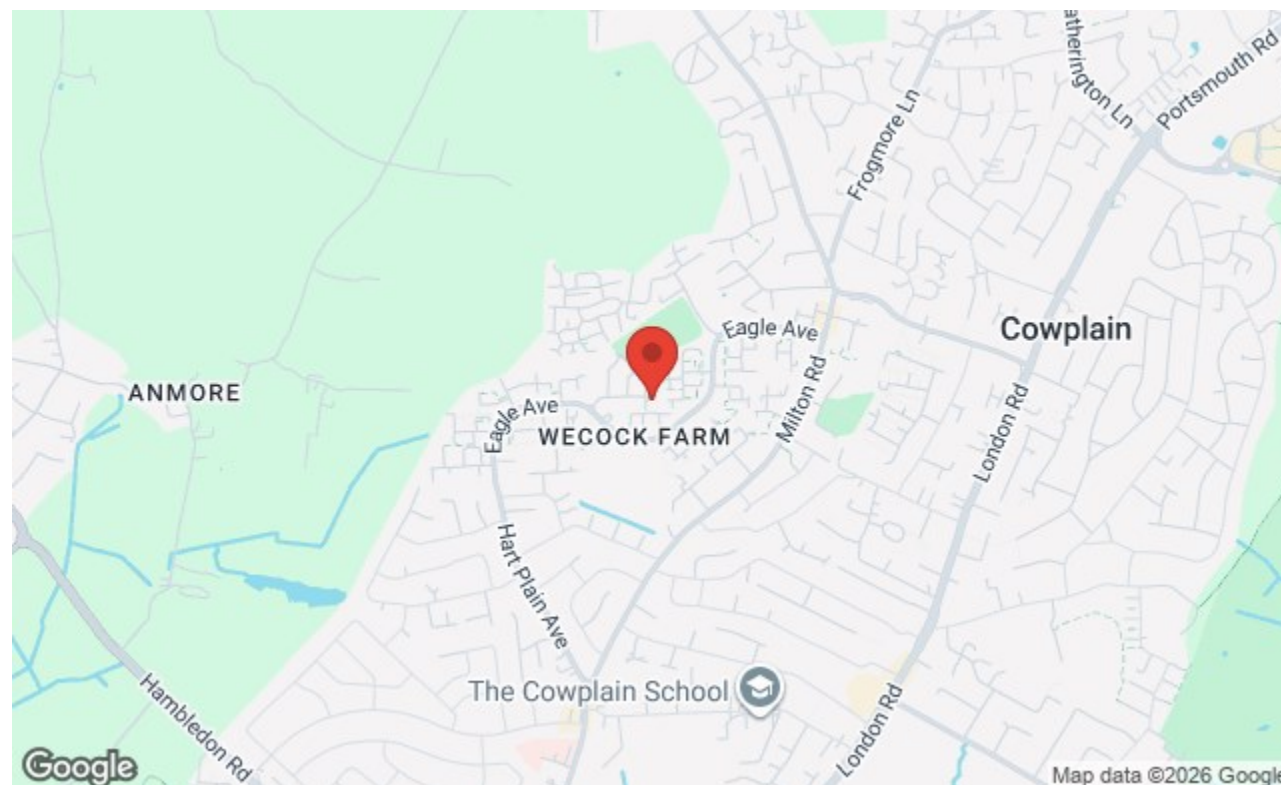


GROUND FLOOR



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.  
Made with Metropix v2025



£1,450

Kite Close, Waterloooville PO8 9UJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ 3 BEDROOMS
- ❖ OPEN PLAN KITCHEN
- ❖ GARDEN
- ❖ PARKING
- ❖ LARGE LIVINGROOM
- ❖ EPC RATING C
- ❖ COUNCIL TAX BAND B
- ❖ UNFURNISHED
- ❖ CALL US NOW TO ARRANGE A VIEWING

Bernards Estates are pleased to bring to the market this 3 bedroom end-terrace house in Kite Close, Waterloooville.

The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The low-maintenance garden is a wonderful addition, providing a private outdoor space to enjoy without the burden of extensive upkeep. This area is perfect for summer barbecues or simply unwinding after a long day.

With its convenient location, you will find local amenities, schools, and parks within easy reach, enhancing the appeal of this lovely home.

In summary, this end-terrace house in Waterloooville is a great opportunity for anyone seeking a comfortable and stylish living space. Do not miss the chance to make this great property your new home.

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





# PROPERTY INFORMATION

- KITCHEN
- LOUNGE
- DOWNSTAIRS WC
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- GARDEN

## TENANT FEES

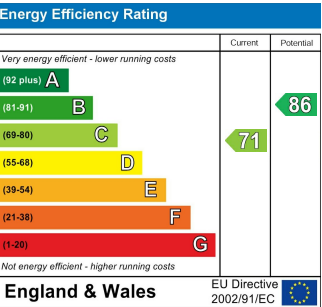
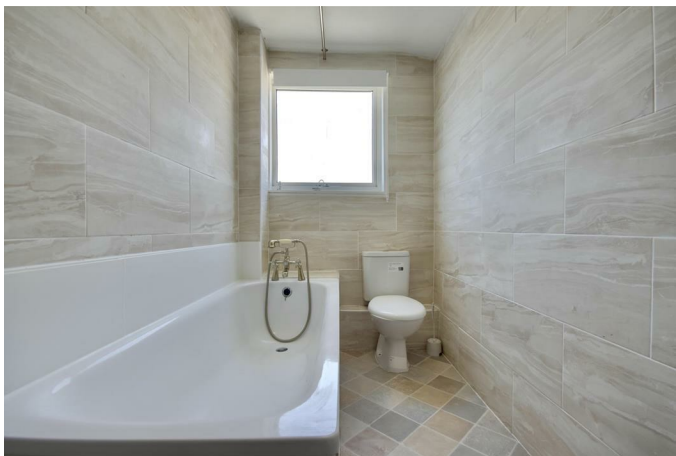
Tenant Fees Act 2019

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.



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