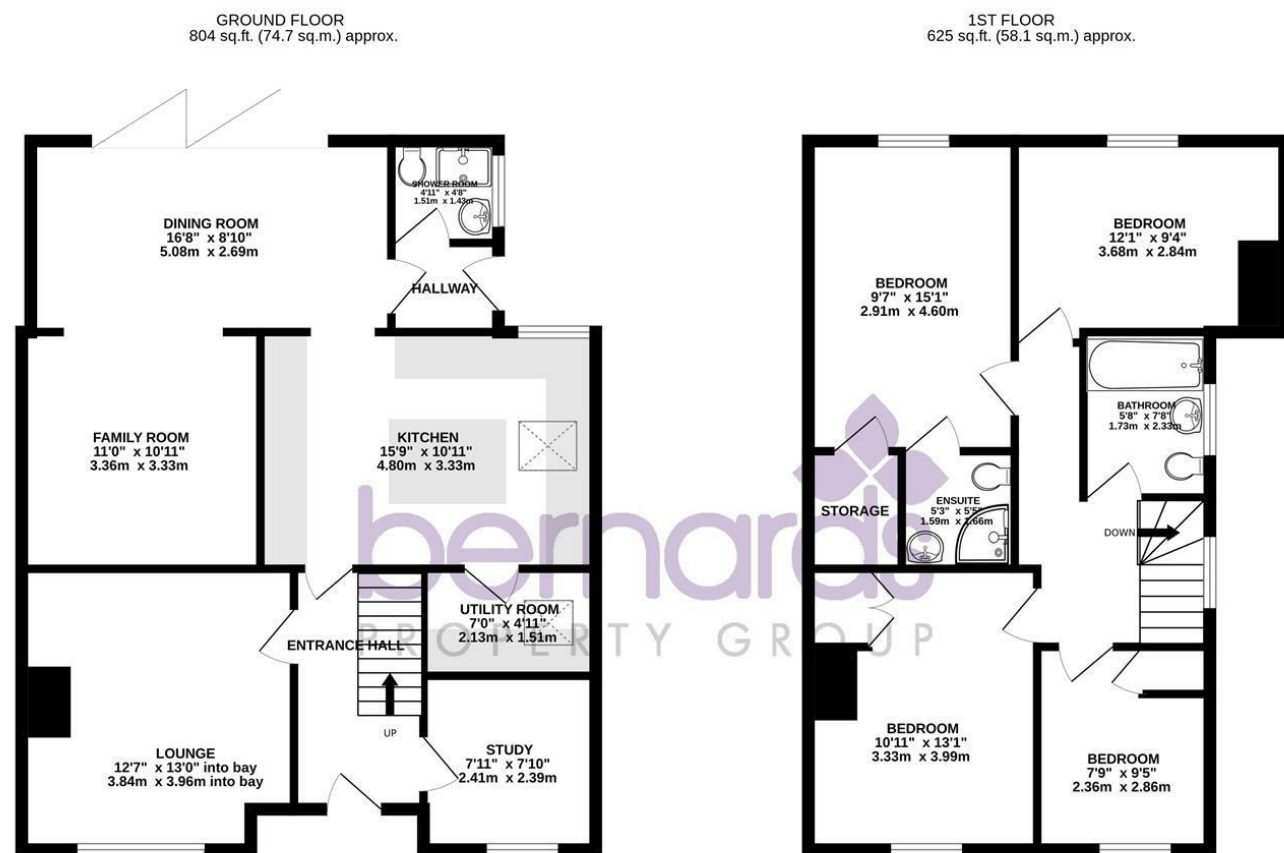
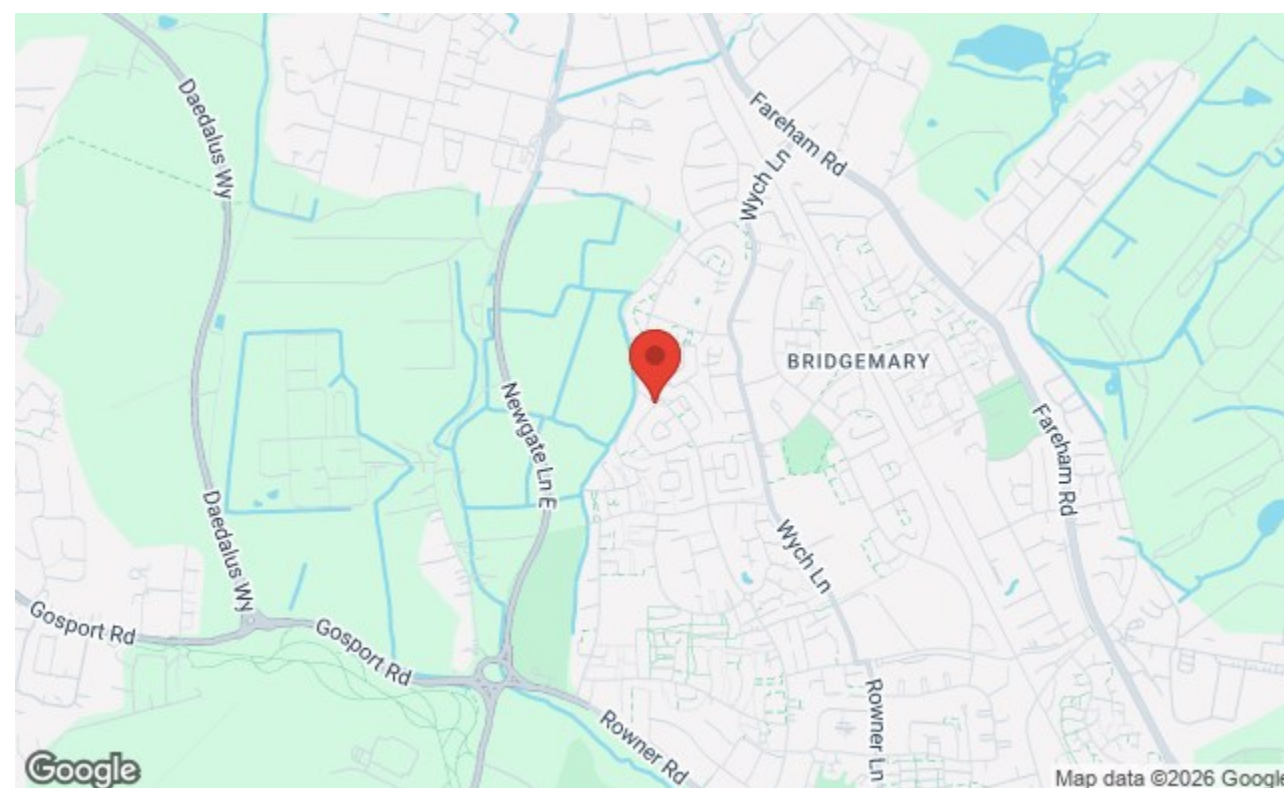




TOTAL FLOOR AREA: 1429 sq.ft. (132.7 sq.m.) approx.

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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£2,000 Per Month

Pettycot Crescent, Gosport PO13 0SJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 4 BEDROOM FAMILY HOME
- ❖ LARGE GARDEN
- ❖ OFFROAD PARKING FOR MULTIPLE VEHICLES
- ❖ 4 RECEPTION ROOMS
- ❖ ENSUITE TO MASTER
- ❖ DOWNSTAIRS SHOWERROOM
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ EASY ACCESS IN AND OUT OF GOSPORT
- ❖ TRANSPORT LINKS CLOSEBY
- AVAILABLE END OF AUGUST

Bernards are delighted to present to the rental market this spacious and beautifully presented four-bedroom semi-detached family home, situated in the popular residential location of Pettycott Crescent, Bridgemary. Available from the end of August, this fantastic property offers generous and versatile living accommodation, making it an ideal home for families.

The ground floor boasts four separate reception rooms, including a spacious lounge, dining room, family room and a dedicated study, providing flexible living for modern lifestyles. The property also benefits from a contemporary fitted kitchen and utility area and a convenient downstairs shower room.

Upstairs, the property offers four well-proportioned bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A stylish family bathroom

completes the first floor, meaning the property offers three bathrooms in total.

Externally, the home enjoys a large rear garden, perfect for entertaining or family enjoyment, along with a private driveway providing off-road parking for multiple vehicles.

Ideally positioned close to a range of local amenities, schools and excellent transport links, the property also offers easy access in and out of Gosport, making it an excellent choice for commuters.

Available: End of August
Council Tax Band: B

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

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.



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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