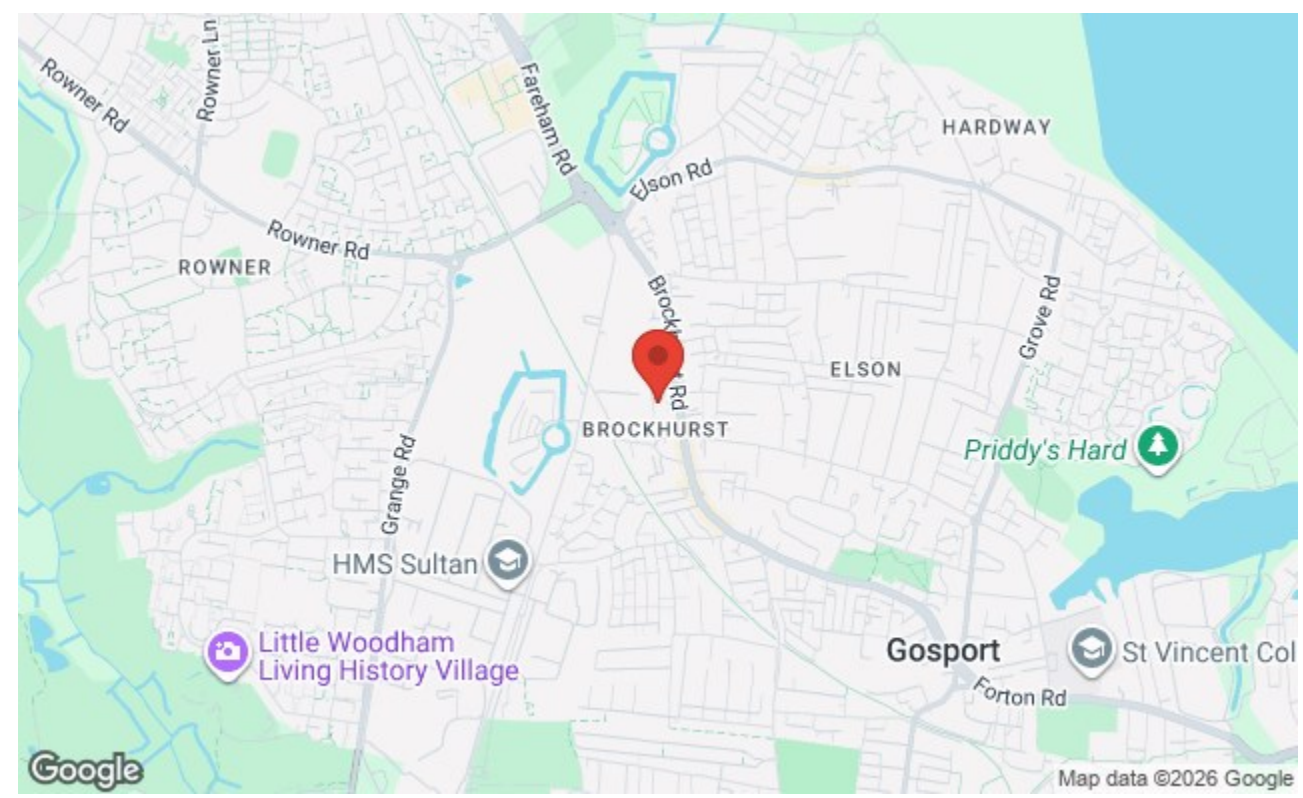


**TO LET**

£1,450 Per Calendar Month

Norfolk Road, Gosport PO12 3AN



3 bedrooms, 1 bathroom, 1 lounge/diner

**HIGHLIGHTS**

- THREE BEDROOM FAMILY HOME
- REDECORATED THROUGHOUT
- NEW BATHROOM
- LARGE LOW MAINTANENCE GARDEN
- NEW CARPETS THROUGHOUT
- CUL-DE-SAC LOCATION
- CLOSE TO SHOPS & OTHER LOCAL AMENITIES
- AVAILABLE END OF JUNE
- GAS CENTRAL HEATING
- AMPLE STORAGE THROUGHOUT

Three Bedroom Terraced Family Home | Available End of June

A beautifully presented three-bedroom terraced family home, recently renovated throughout and situated in a quiet cul-de-sac location with easy access in and out of Gosport.

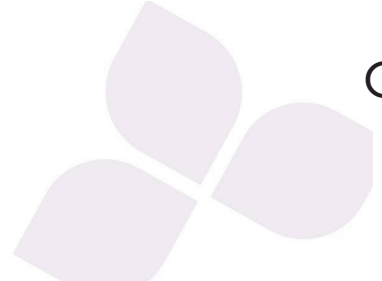
The property has been freshly repainted throughout and benefits from brand new carpets and a newly fitted bathroom, creating a bright and modern living space. Accommodation comprises two generous double bedrooms, one single bedroom, and a spacious

lounge/diner, providing ample space for family living and entertaining.

Externally, the property boasts a large, low-maintenance rear garden and benefits from ample storage throughout.

Conveniently located close to Brockhurst Road shops, transport links and a range of local amenities, this property is ideally positioned for families and commuters alike.

Available from the end of June. EPC Rating: C.



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

# PROPERTY INFORMATION

## TENANT FEES 2019

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			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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