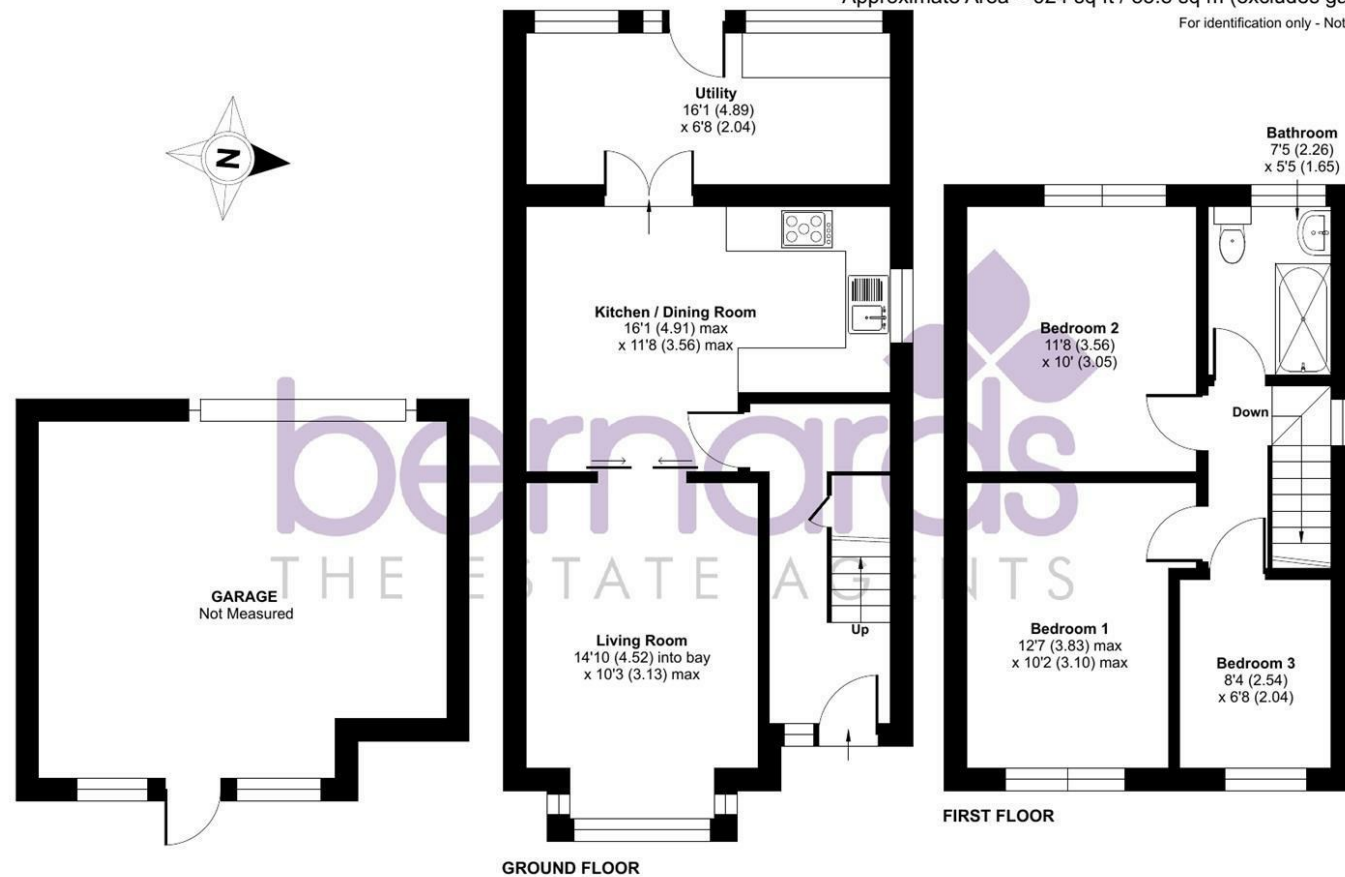


Whitworth Close, Gosport, PO12

Approximate Area = 924 sq ft / 85.8 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1383297



£1,400 Per Calendar Month

Whitworth Close, Gosport PO12 3PF

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO DEPOSIT OPTION AVAILABLE
- ❖ AVAILABLE LATE FEBRUARY
- ❖ LARGE GARAGE OFFERING OFF ROAD PARKING
- ❖ KITCHEN / DINING ROOM
- ❖ SEPERATE UTILITY AREA
- ❖ GAS CENTRAL HEATING
- ❖ DOUBLE GLAZING
- ❖ COUNCIL TAX BAND B
- ❖ LOW MAINTANENCE GARDEN
- ❖ WITHIN WALKING DISTANCE TO LEESLAND INFANT & JUNIOR SCHOOL

THREE BEDROOM END OF TERRACE HOME AVAILABLE WITH NO DEPOSIT OPTION !

This well-presented three-bedroom end-terraced property offers comfortable and convenient living in a highly sought-after location. Ideally situated within walking distance of Leesland Infant and Junior Schools and Leesland Park, the home is also close to local amenities and well-served by nearby bus routes.

Inside, the property features a modern kitchen/diner, a separate lounge, and a useful utility area, providing flexible and practical living

space. Upstairs you'll find three bedrooms and a family bathroom. The home has been recently redecorated throughout and benefits from double glazing and gas central heating for year-round comfort.

Outside, the property offers a large garage with off-road parking, along with a low-maintenance rear garden, ideal for those seeking outdoor space without the upkeep.

The property falls within Council Tax Band B and is available late February, making it an excellent choice for anyone looking for a home in a convenient and well-connected area.

Call today to arrange a viewing

02392 004660

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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:

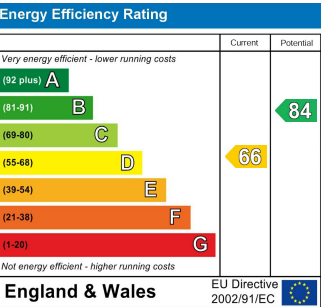
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.



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