

£1,450 Per Calendar Month

Weevil Lane, Gosport PO12 1AU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE EARLY JULY
- ❖ MODERN FITTED KITCHEN
- ❖ SPACIOUS LOUNGE/DINER
- ❖ DOWNSTAIRS W/C
- ❖ UPSTAIRS BATHROOM
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE SHOWER ROOM
- ❖ ALLOCATED PARKING
- ❖ SOUGHT AFTER AREA
- ❖ LANDSCAPED GARDEN

A beautifully presented two bedroom mid terraced home situated within the highly desirable Royal Clarence Yard development, available for occupancy from the beginning of July. Offering modern accommodation throughout alongside allocated parking and visitor bays, this property is perfectly suited to professionals, couples or small families looking for waterside living close to local amenities and transport links.

The ground floor comprises an entrance hallway with downstairs W/C, fitted kitchen and a spacious lounge/diner to the rear with doors leading out to the enclosed low

maintenance garden, ideal for outdoor seating and entertaining. Upstairs, the property offers two generous double bedrooms, with the main bedroom benefiting from an en-suite shower room, alongside a modern family bathroom.

Further benefits include an allocated parking space, additional visitor parking bays and a sought after location within Royal Clarence Yard, offering easy access to Gosport waterfront, ferry links to Portsmouth and a range of nearby shops, bars and restaurants. Available from the beginning of July.

Call today to arrange a viewing  
02392 004660  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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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.

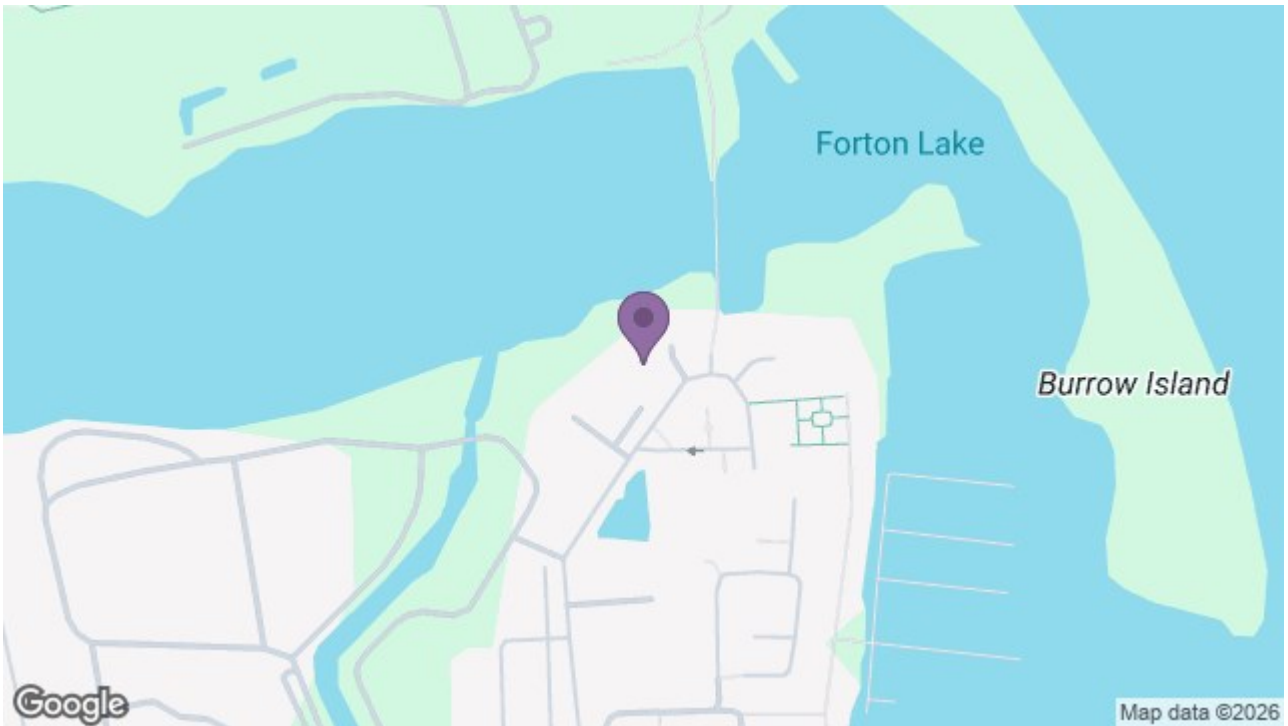
## Right To Rent

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C	78	
(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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