

£1,500 Per Calendar Month

Gale Moor Avenue, Gosport PO12
2SG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- 3 BEDROOM HOUSE IN HIGHLY SOUGHT AFTER AREA
- WALKING DISTANCE TO STOKES BAY BEACH
- CLOSE TO GOMER INFANT SCHOOL & BAYHOUSE SCHOOL
- SPACIOUS LOUNGE / DINER
- COUNCIL TAX BAND C
- FAMILY BATHROOM WITH SEPERATE SHOWER CUBICLE
- DOUBLE GLAZING
- LARGE DRIVEWAY
- GARAGE WITH LIGHT & POWER
- 3 DOUBLE BEDROOMS

Bernards Estate Agents are delighted to offer to this three-bedroom house located in the highly sought-after Gomer area of Alverstoke.

This fantastic location is within walking distance of Stokes Bay Beach, Stanley Park, Gomer Infant School and Bay House Senior School, making it ideal for families.

The property benefits from double glazing and gas central heating throughout. To the front of the property

there is a large driveway providing off-road parking, which leads to an integral garage with light and power.

Internally, the ground floor offers a good-sized fitted kitchen and a spacious lounge/diner overlooking the rear garden. On the first floor there are three well-proportioned bedrooms, a family bathroom with a separate shower cubicle, and a separate WC.

The rear garden is a generous size and mainly laid to lawn, offering plenty of outdoor space.

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





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PROPERTY INFORMATION

ENTRANCE PORCH

ENTRANCE HALL

KITCHEN

11'10 x 7'7 (3.61m x 2.31m)

LOUNGE

16'11 x 13'6 (5.16m x 4.11m)

LANDING

BEDROOM ONE

12'10 x 11'9 (3.91m x 3.58m)

BEDROOM TWO

10'8 x 10'5 (3.25m x 3.18m)

BEDROOM THREE

13'6 x 6'3 (4.11m x 1.91m)

BATHROOM

8'2 x 7'0 (2.49m x 2.13m)

SEPARATE WC

5'1 x 2'7 (1.55m x 0.79m)

OUTSIDE

FRONT DRIVEWAY

INTEGRAL GARAGE

16'5 x 8'1 (5.00m x 2.46m)

ENCLOSED REAR GARDEN

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.

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.



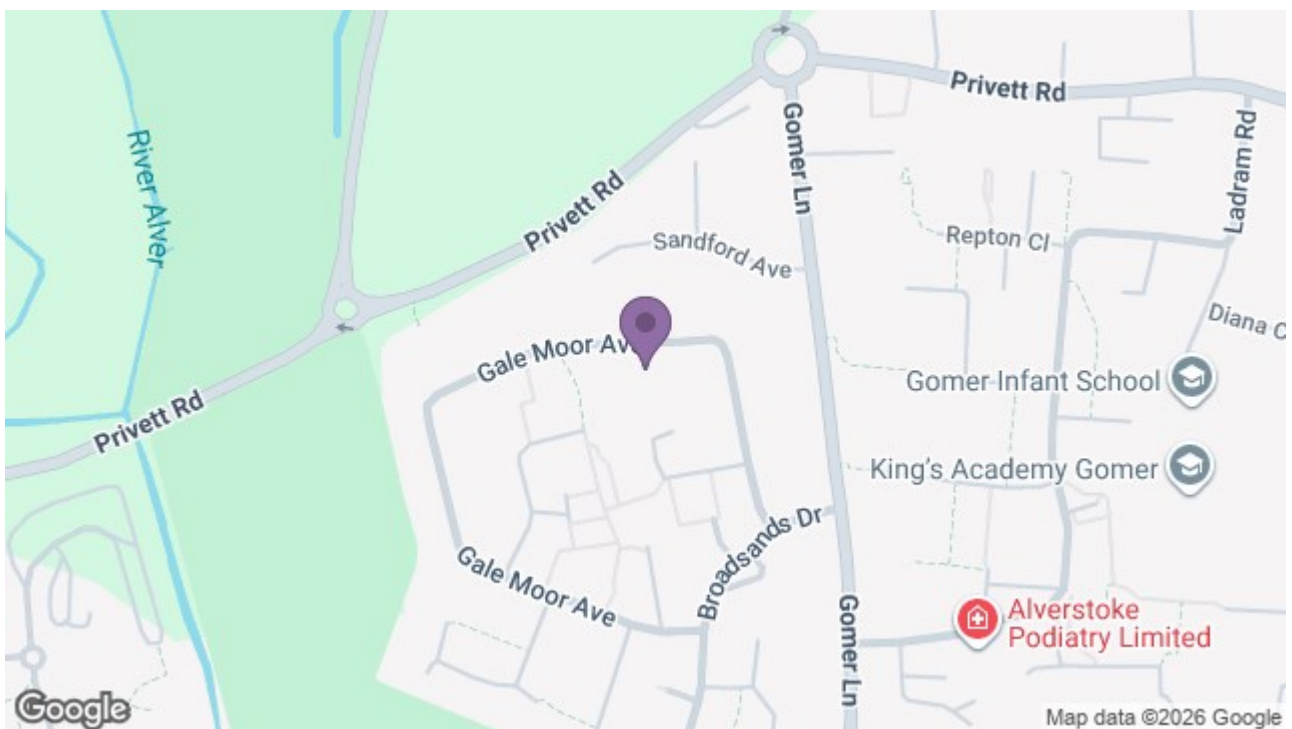
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor



97 High Street, Gosport, PO12 1DS
t: 02392 004660

