

£1,000 Per Calendar Month

Harrier Close, Lee-On-The-Solent
PO13 8LB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE AUGUST
- ❖ 1 DOUBLE BEDROOM
- ❖ GARDEN WITH SHED
- ❖ PARKING
- ❖ AMPLE STORAGE SPACE
- ❖ CUL-DE-SAC LOCATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ PETS CONSIDERED
- ❖ COUNCIL TAX BAND B
- ❖ MUST VIEW!

Bernards are pleased to offer to let this one-bedroom house, located in Harrier Close just off the popular Cherque Farm Estate. Available from mid to late August, this property is ideally suited to a single occupant or a couple looking for a well-located, low-maintenance home.

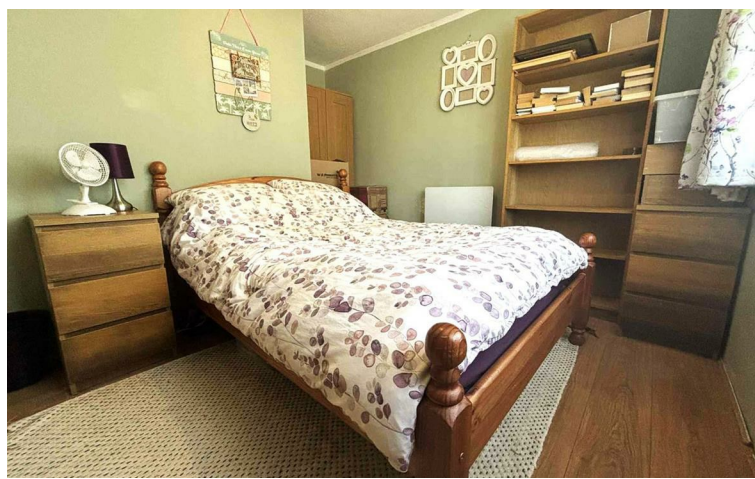
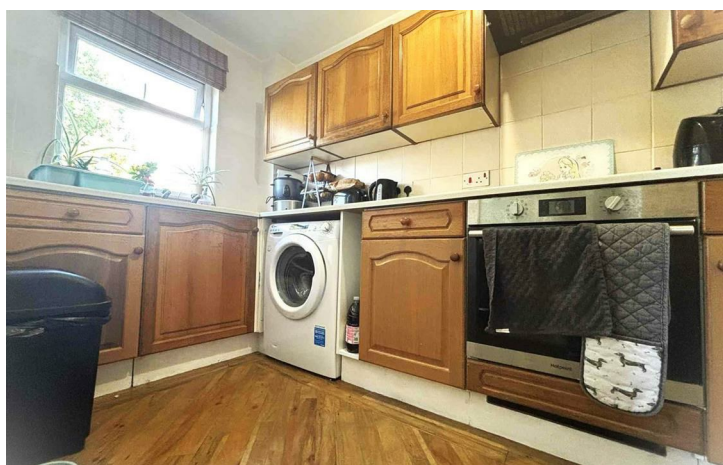
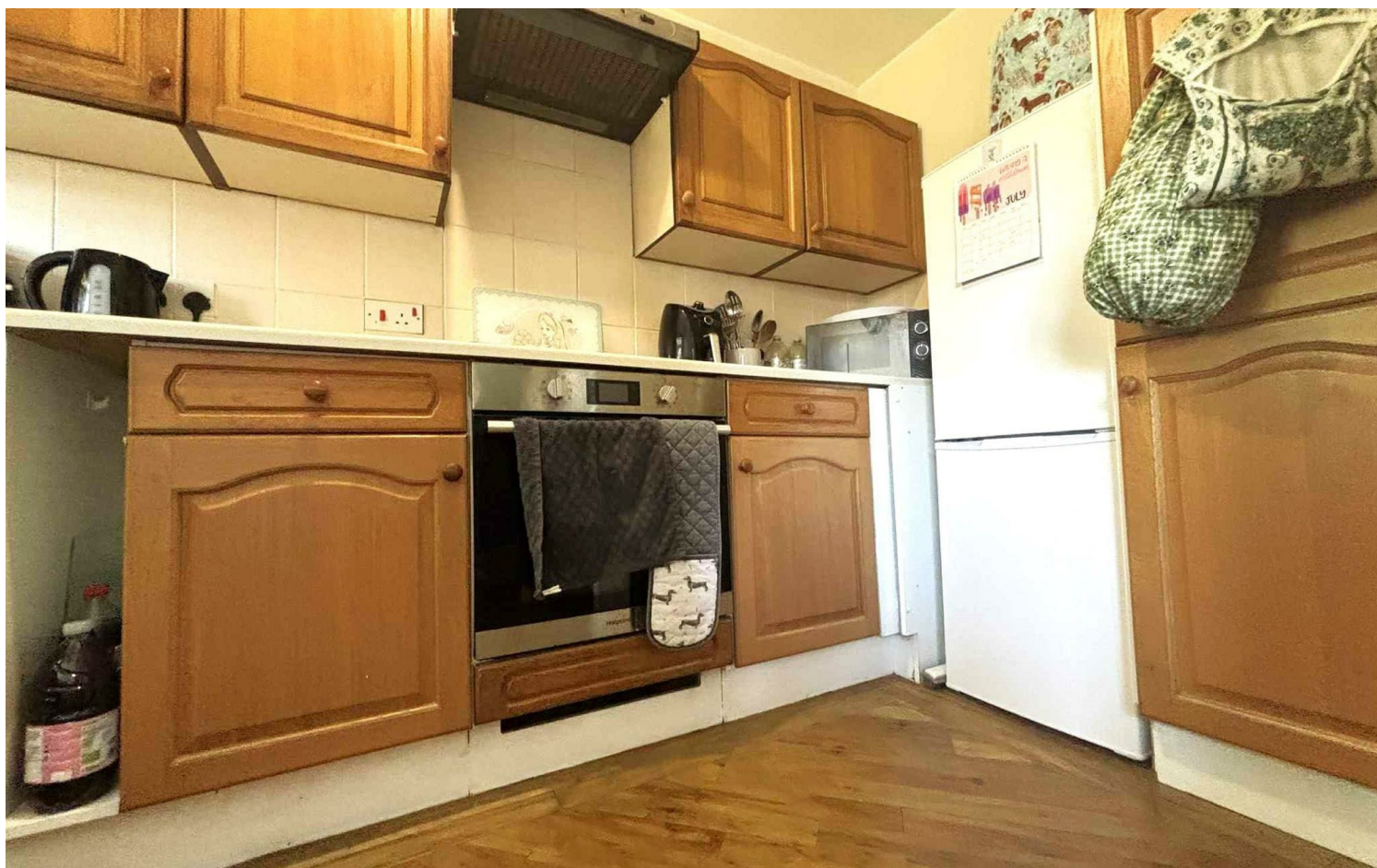
The accommodation includes a good-sized double bedroom and benefits from ample built-in storage throughout. Off-street parking is available, and pets will be considered.

Set in a quiet residential area, the property is within walking distance of local shops, parks, and schools, with the seafront also close by. The location offers an excellent balance of convenience and access to outdoor spaces—ideal for commuting, running daily errands, or enjoying coastal walks.

This is a practical and well-situated home in a popular area, and early viewing is recommended.

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





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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.

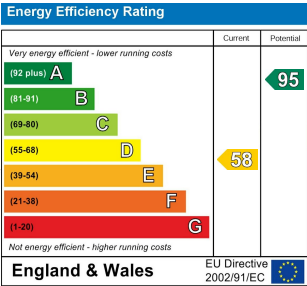
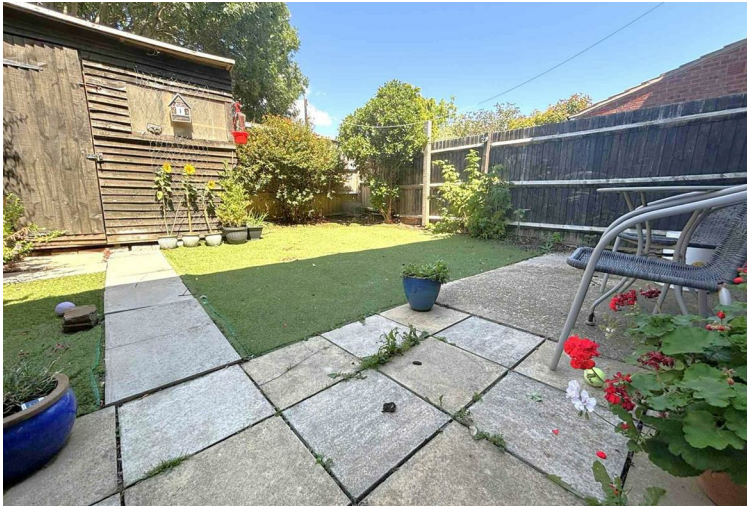
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

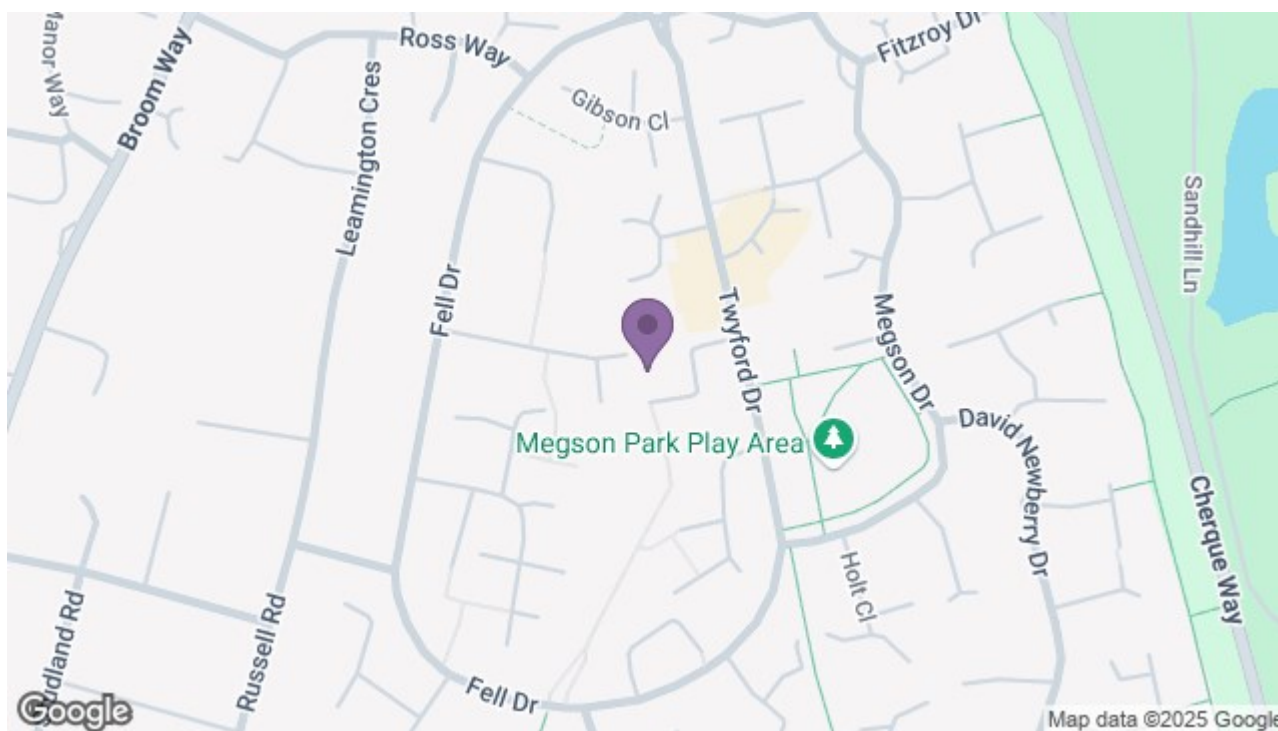
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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





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