TO LET

£1,600 Per Calendar Month

Old Road, Gosport PO12 1RN

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- DETACHED FISHERMANS COTTAGE
- TWO BEDROOMS
- OPEN PLAN LIVING
- PANORAMIC WATER VIEWS
- EPC D
- GARAGE
- BALCONY
- MODERN THROUGHOUT
- COUNCIL TAX BAND B
- CHARACTER PROPERTY

A rare opportunity to rent this unique detached fisherman's cottage, enjoying uninterrupted water views across Workhouse Lake and offering an exceptional coastal lifestyle.

This charming home features two bedrooms, both with stunning water views, a contemporary shower room, and a bright open-plan living/kitchen area with vaulted ceilings and a cosy wood burner. French doors open onto a south-facing balcony, providing the perfect spot to relax and take in the picturesque surroundings. A versatile loft area offers additional storage or can be used as a home office.

Externally, the property benefits from the use of a double garage beneath the house, providing excellent parking and storage, along with a private garden, secure gated entrance, and additional storage sheds. A private pontoon and beach hut are also included, creating an ideal setting for those looking to make the most of waterside living.

Conveniently located less than a mile from Gosport town centre, the property offers easy access to the ferry for Portsmouth and Gunwharf Quays, local bus routes, and a range of amenities including Waitrose, Morrisons, Asda, and the shops and cafés of Stoke Road.

This truly one-of-a-kind home combines character, modern living and an enviable waterfront setting.

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

PROPERTY INFORMATION

TENANT FEES

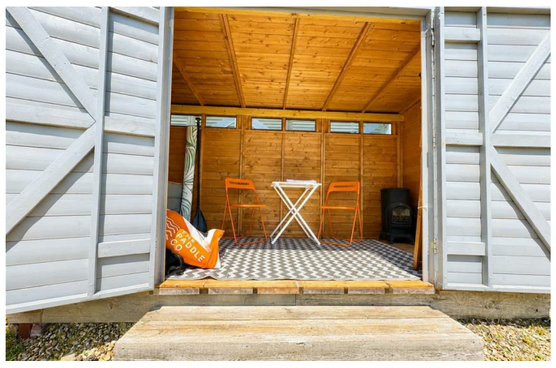
As well as paying the rent, you may also be required to make the following permitted payments.

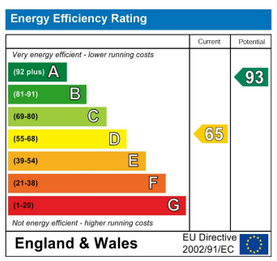
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· 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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