



TOTAL FLOOR AREA: 1782 sq.ft. (165.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO LET

£1,850 Per Calendar Month

Salisbury Place, Gosport PO12 1RQ

bernards
THE ESTATE AGENTS



5 BEDROOMS 2 BATHROOMS 2 CAR PARKS

HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ 5 BEDROOM DETACHED FAMILY HOME
- ❖ RECENTLY BUILT
- ❖ GAS CENTRAL HEATING
- ❖ ENSUITE TO MASTER
- ❖ SEPERATE FAMILY BATHROOM
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO BUS ROUTE & TRANSPORT LINKS
- ❖ CLOSE TO TOWN CENTRE AND OTHER LOCAL AMENITIES
- ❖ INTERGRATED WHITE GOODS

Stunning 5-Bedroom Detached Family Home - Available Now WITH NO DEPOSIT

This stunning 5-bedroom detached family home is located just a stone's throw from Gosport Town Centre, offering easy access to local shops, amenities, and excellent transport links. Recently built this modern property boasts a spacious and contemporary design, ideal for family living.

The property features five spacious bedrooms, including a master with an ensuite for added convenience. There is a bright and airy family bathroom with modern fixtures, and the open-plan living areas provide a perfect space for

entertaining. The open-plan kitchen diner offers a modern, versatile space with fitted white goods while a utility room provides additional storage and laundry space. For added convenience, there is a downstairs W/C.

The enclosed rear garden provides a private outdoor area to relax, while off-road parking for 2 vehicles is also available. With double glazing and gas central heating, the home ensures comfort all year round.

Conveniently located close to bus routes and other transport links and ready to move in now, this property offers everything a family needs in a desirable location.

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



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		
(81-91) B	85	86
(69-80) C		
(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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