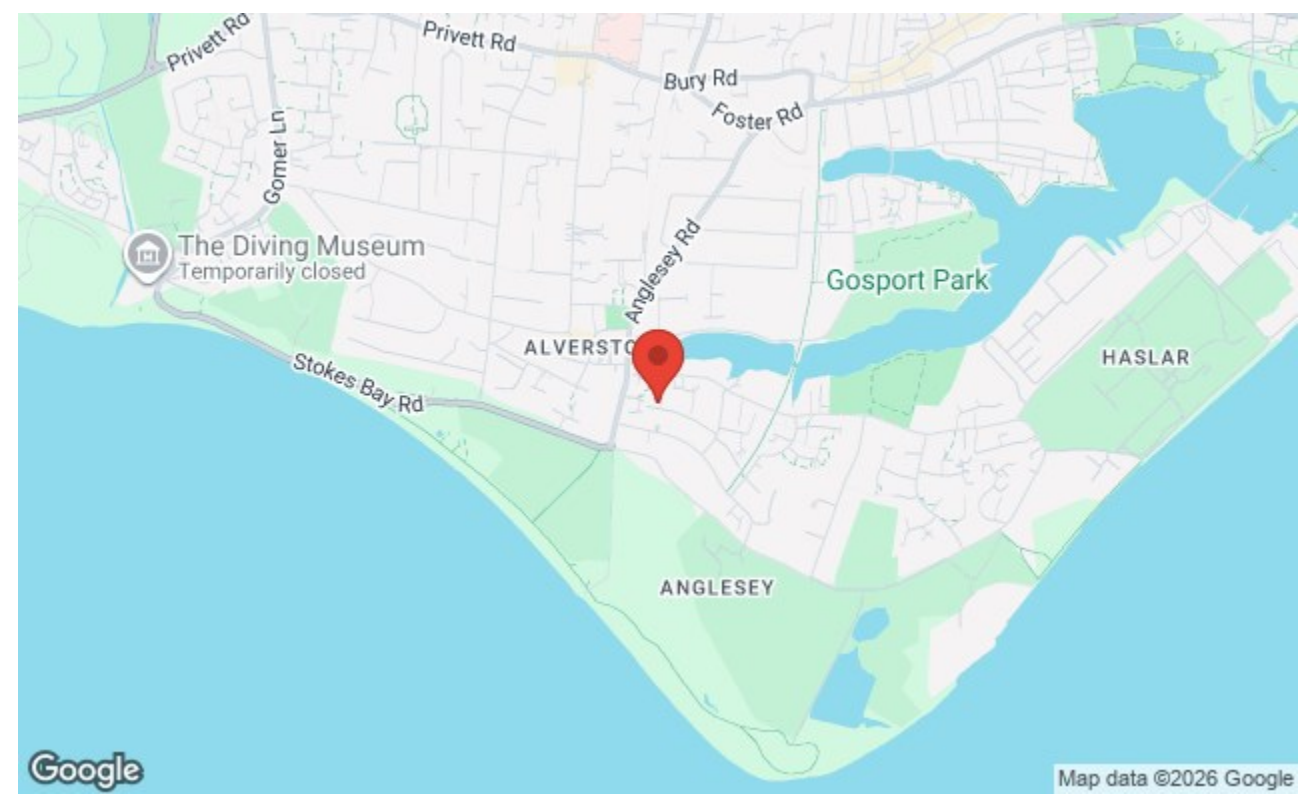


**TO
LET**

£1,400 Per Calendar Month

Somervell Close, Gosport PO12 2BX



2 1 1

HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS CLOAKROOM
- ❖ OPEN PLANNED LOUNGE/DINER
- ❖ MODERN KITCHEN
- ❖ WELL MAINTAINED GARDEN
- ❖ GARAGE
- ❖ PRIVATE PARKING
- ❖ SOUGHT AFTER AREA

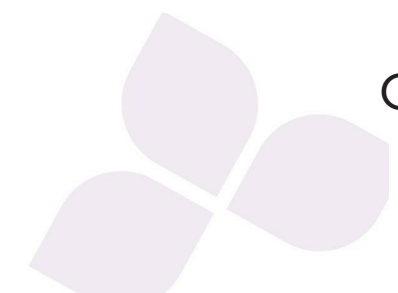
Situated within the ever-popular Alverstoke area, this well-presented two bedroom home offers a fantastic opportunity for those seeking a property in a highly desirable coastal setting. Available now and offered with the added benefit of the No Deposit option via Flatfair, the property is perfectly suited to professionals, couples or small families looking for a move-in ready home with excellent local amenities nearby.

The accommodation is well laid out throughout, with the ground floor offering a modern fitted kitchen with generous storage and worktop space, alongside a spacious open plan lounge/diner to the rear. French doors open directly onto the rear garden, creating a bright and

welcoming living space ideal for both relaxing and entertaining. There is also the added convenience of a downstairs cloakroom.

Upstairs, the property continues to impress with two generous double bedrooms and a well-appointed family bathroom. Externally, the home benefits from an enclosed rear garden, as well as a garage with parking directly in front.

Located within Somervell Close, residents can enjoy easy access to Alverstoke village, Stokes Bay seafront, local schools, transport links and a range of everyday amenities, all helping to make this a highly convenient and sought-after 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, letting 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.

FLATFAIR DEPOSIT DISCLAIMER

This property is available with a Deposit-Free option which means that instead of paying a traditional five weeks security deposit, you pay a fee of 28% of the rent plus VAT to become a member of flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk. The landlord reserves the right to withdraw this offer at any point before the tenancy commences.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(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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