

£1,250 Per Calendar Month

Bevis Road, Gosport PO12 1PS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MODERN THROUGHOUT
- ❖ 2 DOUBLE BEDROOMS
- ❖ LOUNGE AND SEPERATE DINING ROOM
- ❖ AMPLE STORAGE
- ❖ ON ROAD PARKING
- ❖ AVAILABLE AUGUST
- ❖ DONSTAIRS BATHROOM
- ❖ GAS CENTRAL HEATING
- ❖ COUNCIL TAX BAND B
- CLOSE TO TOWN CENTRE

Situated on Bevis Road, This modern two-bedroom terraced home offers comfort in a convenient and well-connected location — just a short walk from Gosport town centre, local amenities, schools, and public transport links.

Inside, the property features two spacious double bedrooms and two separate reception rooms, offering flexibility for a living room, dining area, or home office.

The contemporary bathroom is well-appointed with a modern finish, and the kitchen is functional and well laid out, with

ample cupboard space.

Outside, the property benefits from a private, low-maintenance rear garden, perfect for relaxing or entertaining during warmer months. There is also on-street parking available directly outside the property.

Additional features include Gas central heating, Double glazing, and ample internal storage options.

Available from mid-August, this property would be ideal for a professional couple, small family, or single occupant seeking a well-presented home in a central Gosport location.

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





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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.

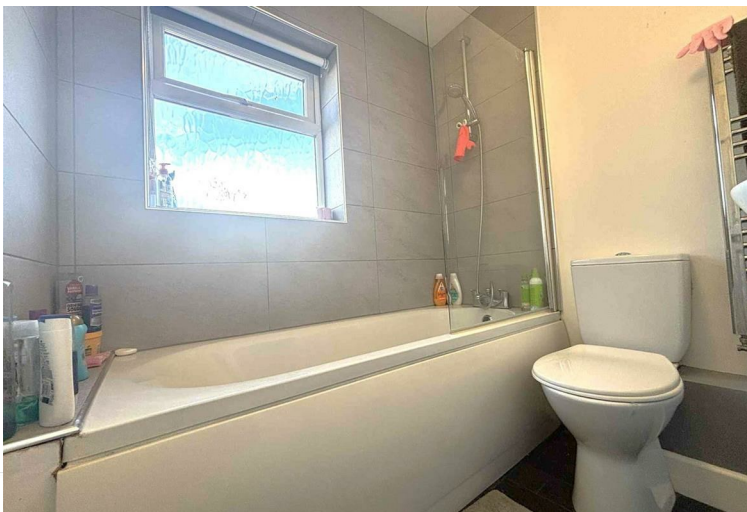
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

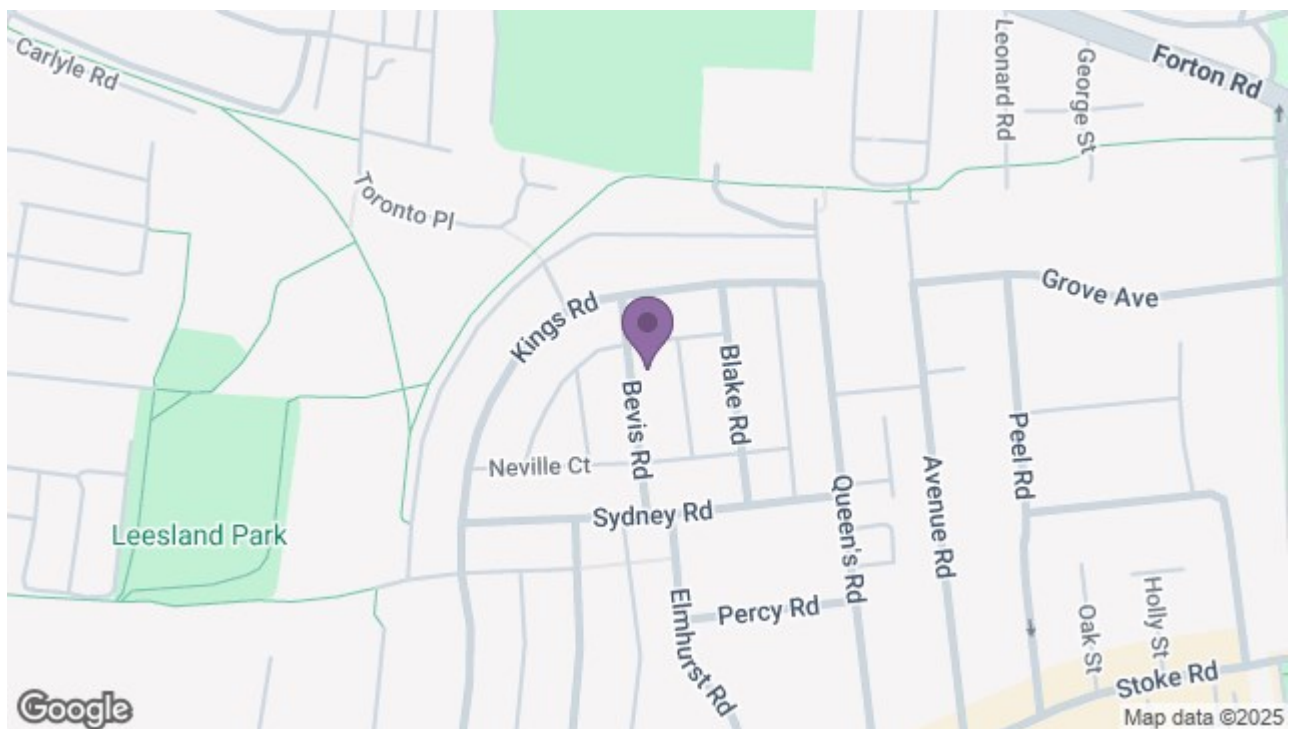
RIGHT TO RENT

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 | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 63 | 81 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |





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