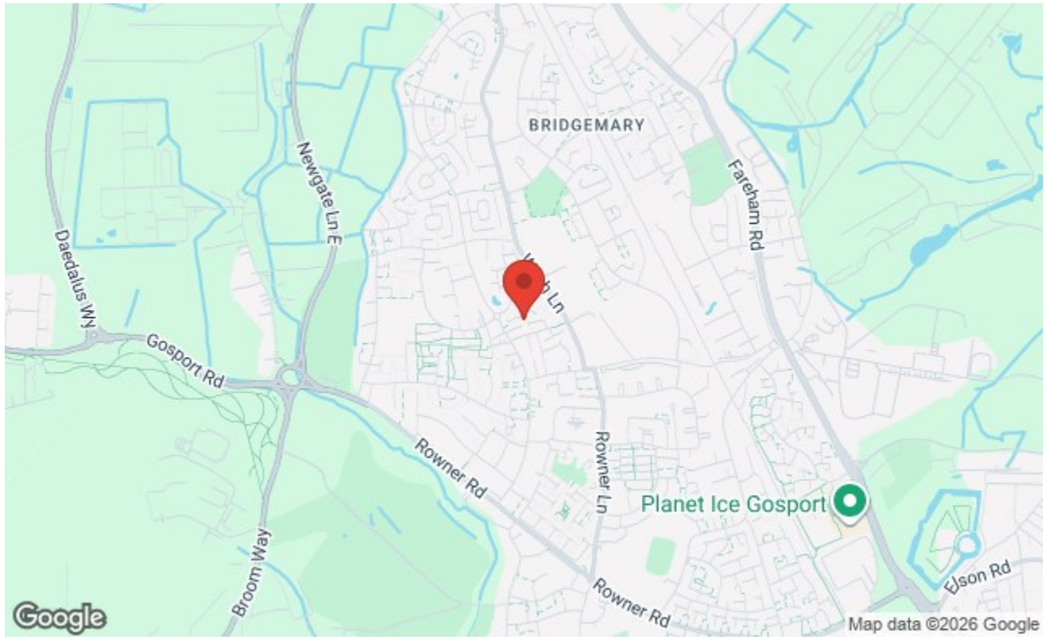
TO LET

£900 Per Calendar Month

Cowslip Close, Gosport PO13 0BQ

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ONE BEDROOM HOUSE
- AVAILABLE NOW
- FRESHLY DECORATED THROUGHOUT
- ALLOCATED PARKING
- ELECTRIC HEATING
- COUNCIL TAX BAND B
- EASY ACCESS IN AND OUT OF GOSPORT
- CLOSE TO SHOPS AND OTHER AMENETIES
- EPC D
- BATH WITH OVERHEAD SHOWER

Well-Presented One Bedroom House with Allocated Parking – Available Now

Situated in Cowslip Close this well-presented one bedroom house offers convenient access to local shops and amenities, as well as easy routes in and out of Gosport.

The property comprises a bright and spacious lounge featuring a unique spiral staircase, a separate fitted kitchen, one double bedroom, and a bathroom complete with bath and overhead shower.

Further benefits include allocated parking and the property falls under Council Tax Band B.

Freshly redecorated throughout, the home is ready for immediate occupation and would be ideal for a single professional or couple.

Early viewing is highly recommended.

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

PROPERTY INFORMATION

TENANT FEES 2019

Tenant Fees Act 2019

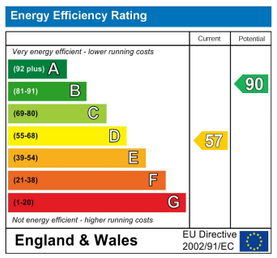
As well as paying the rent, you may also be required to make the following permitted payments.

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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