

**TO LET**

£1,200 Per Month

Forton Road, Gosport PO12 3HW



2 bedrooms, 1 bathroom, 1 living area

### HIGHLIGHTS

- AVAILABLE NOW
- 2 BEDROOM END TERRACED FAMILY HOME
- REDECORATED THROUGHOUT
- NEWLY FITTED ELECTRIC HEATING
- ENCLOSED REAR GARDEN
- TWO WELL PROPORTIONED BEDROOMS
- CLOSE TO SHOPS, TRANSPORT LINKS AND OTHER AMENITIES
- MODERN SHOWERROOM
- COUNCIL TAX BAND B
- MODERN KITCHEN

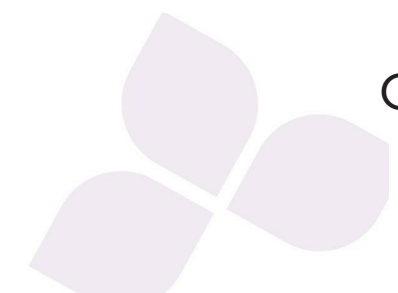
This well-presented two-bedroom end-of-terrace home is available to let and offers comfortable, low-maintenance living in a convenient residential location. Recently redecorated throughout, the property features a bright open-plan living and dining area, a modern fitted kitchen, two well-proportioned bedrooms, and a family bathroom.

relaxing or entertaining outdoors. Conveniently situated close to local shops, schools, a nearby park, and regular public transport links, the property is well placed for everyday amenities and easy access to surrounding areas.

Available now and ready for immediate occupancy.

Additional benefits include newly installed electric heating, shared side access, and a private enclosed rear garden, ideal for

Council Tax Band – B



Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

# PROPERTY INFORMATION

## 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.

## TENANT FEES ACT 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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