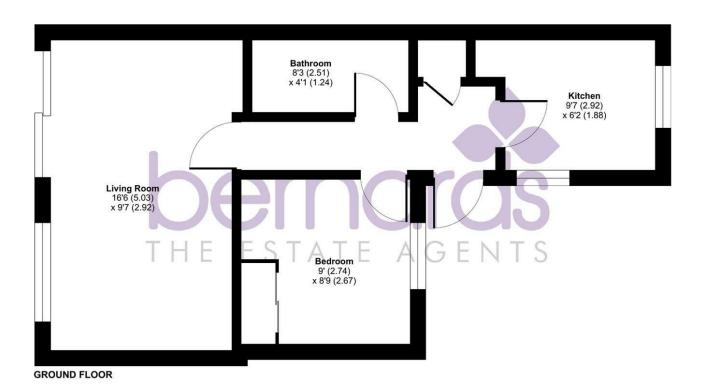
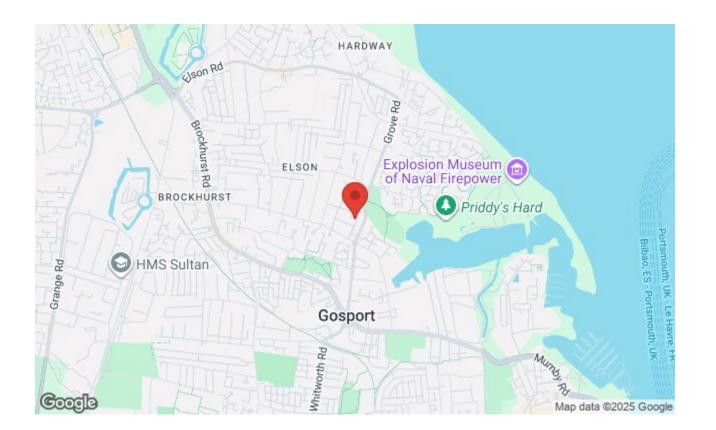
Five Post Lane, Gosport, PO12

Approximate Area = 365 sq ft / 33.9 sq m For identification only - Not to scale



ced for Bernards Estate and Letting Agents Ltd REF: 1273585





£1,050 Per Calendar Month

Five Post Lane, Gosport PO12 4QJ







ONE BEDROOM BUNGALOW

DOUBLE GLAZING

GAS CENTRAL HEATING

FITTED KITCHEN

DOUBLE BEDROOM WITH FITTED

WARDROBE

OFF ROAD PARKING

OVER 55'S LIVING

ENCLOSED REAR GARDEN

CLOSE TO LOCAL SHOPS & BUS ROUTES

AVAILABLE MID-NOVEMBER

Available Mid-November | Over 55s Retirement Bungalow | Elson, Gosport

Bernards are pleased to offer this charming onebedroom semi-detached retirement bungalow, available to let in the highly sought-after Elson area of Gosport. This property is exclusively glazing throughout, ensuring comfort all year available to applicants aged 55 and over, offering a peaceful and well-maintained living environment ideal for those looking to downsize or enjoy a designed for low maintenance and includes rear more relaxed lifestyle.

refurbishment, including redecoration throughout and the installation of new carpets, ensuring a highly recommended. Please contact Bernards fresh and modern feel ready for its new occupants.

Internally, the bungalow offers a well-fitted kitchen which opens into a spacious lounge/diner, creating a bright and welcoming living space. Patio doors from the lounge lead directly out to the enclosed rear garden, allowing plenty of natural light and providing an easy connection to outdoor space. The double bedroom benefits from a fitted

wardrobe, offering useful storage, and is situated close to the modern bathroom for added

The property also benefits from gas central heating via a combination boiler and double round. To the front, there is a driveway providing off-road parking, while the rear garden has been pedestrian access for added practicality.

The property is currently undergoing This delightful retirement bungalow will be available from mid-November, so early viewing is today to arrange a viewing or for further





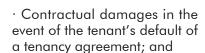
PROPERTY INFORMATION

TENANT FEES Tenant Fees Act 2019

As well as paying the rent, you · 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. KITCHEN change of sharer (capped at 9'7 x 6'2 (2.92m x 1.88m) £50 or, if higher, any reasonable costs);
- · Payments associated with early termination of a tenancy (capped at the landlord's loss 90 x 89 (2.74m x 2.67m) or the agent's reasonably incurred costs);
- (electricity, gas or other fuel, water, sewerage), communication services FRONT DRIVEWAY (telephone, internet, cable/satellite television), TV ENCLOSED REAR GARDEN 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;



Any other permitted may also be required to make payments under the Tenant Fees Act 2019 and regulations applicable at the relevant

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.



LOUNGE/DINER 16'6 x 9'7 (5.03m x 2.92m)

BEDROOM

BATHROOM Where required, utilities $8'3 \times 4'1 (2.51 \text{m} \times 1.24 \text{m})$

OUTSIDE



















England & Wales

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