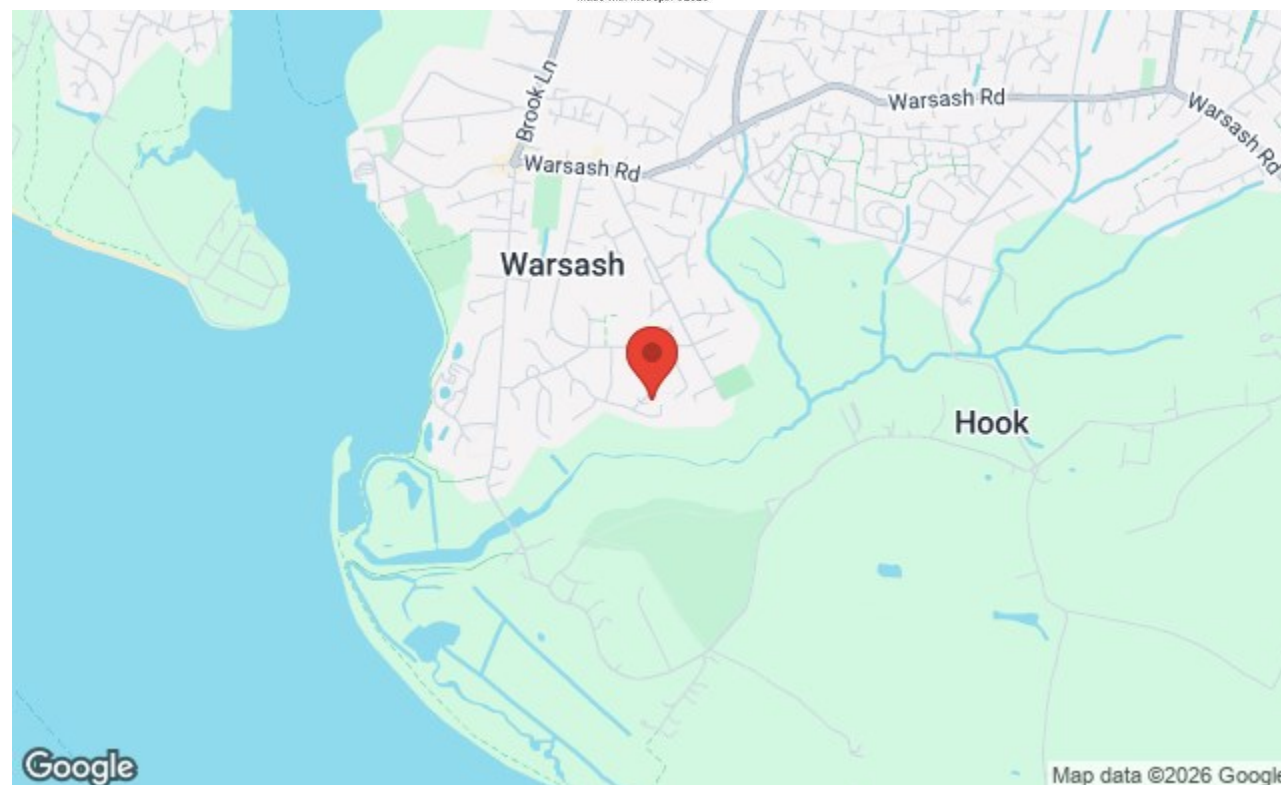


TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TO LET

£1,700 Per Calendar Month

Howerts Close, Southampton SO31 9JR

bernards
THE ESTATE AGENTS



3 2 1

HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ END TERRACED FAMILY HOME
- ❖ FULLY REFURBISHED THROUGHOUT
- ❖ GARAGE INCLUDED
- ❖ ENSUITE BATHROOM
- ❖ DOWNSTAIRS W/C
- ❖ SPREAD OVER 3 FLOORS
- ❖ LOUNGE / DINER
- ❖ SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C

Three Bedroom End of Terrace Family Home in Warsash Available Now!

Available now is this fully refurbished three-bedroom end of terrace family home, arranged over three well-proportioned levels, located in the highly sought-after area of Warsash.

The property boasts a modern open-plan kitchen/living area, creating a bright and sociable space ideal for family living and entertaining. The kitchen benefits from an integrated oven and hob and has been finished to a high standard throughout.

Accommodation includes three bedrooms, a family bathroom, an en-suite shower room, and a convenient downstairs WC,

offering excellent practicality for modern living.

Externally, the home features a low-maintenance garden, perfect for easy upkeep, along with a garage located in a separate block.

Further benefits include an air source heat pump, making the property completely gas-free, and Council Tax Band C.

Ideally positioned close to local amenities, schools, and transport links, this property is perfectly suited for families or professional tenants seeking a quality home in a desirable location.

Early viewing is highly recommended.

Call today to arrange a viewing
02392 004660
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

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;

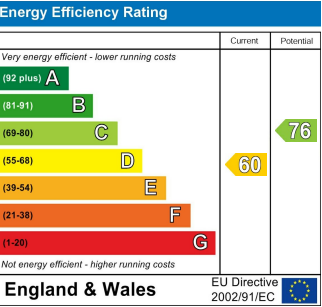
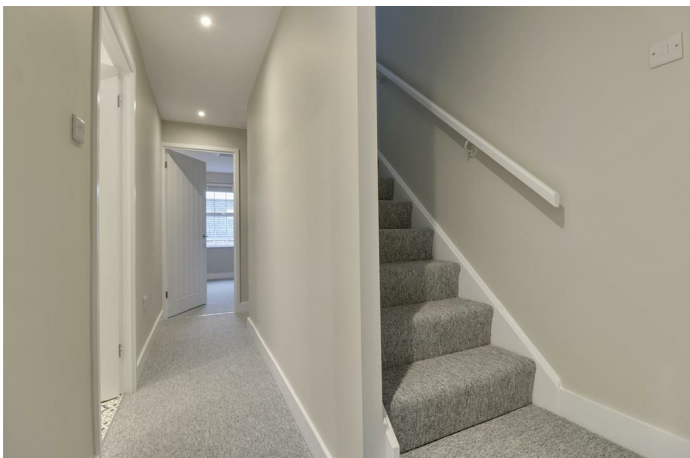
- Council tax (payable to the billing authority);

- 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.



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