



£1,350 Per Calendar Month

Spruce Walk, Lee-On-The-Solent PO13 8HN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE SEPTEMBER
- ❖ 2 DOUBLE BEDROOMS
- ❖ WHITE GOODS INCLUDED
- ❖ GARAGE TO REAR OF PROPERTY
- ❖ AMPLE STORAGE
- ❖ CONSERVATORY
- ❖ OFF ROAD PARKING
- ❖ TERRACED
- ❖ GAS CENTRAL HEATING
- ❖ CUL-DE-SAC LOCATION

Nestled in the peaceful cul-de-sac of Spruce Walk, Lee-On-The-Solent, this charming mid-terrace home offers 646 square feet of well-designed living space, and features two generously sized double bedrooms—ideal for couples or small families.

Step inside to a warm and inviting reception room. The bright conservatory adds a lovely extra space, flooded with natural light, giving the home an open and airy feel.

The kitchen is equipped with all the essential white goods, and there's plenty of storage throughout the

house to keep things neat and organised.

Outside, you'll find off-road parking plus a garage at the rear, ideal for extra storage.

With local shops, schools, parks, and the beach all just a short walk away, this lovely property offers a fantastic opportunity to enjoy coastal living in a quiet, friendly neighbourhood.

Available from early September, don't miss your chance to make this wonderful home your own!

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.



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		
England & Wales	76	82
EU Directive 2002/91/EC		

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