

£1,500 Per Calendar Month

Howe Road, Gosport PO13 8PA



HIGHLIGHTS

- ◆ THREE BEDROOM FAMILY HOME
- ◆ AVAILABLE NOW
- ◆ OFF ROAD ALLOCATED PARKING
- ◆ ENSUITE TO MASTER
- ◆ KITCHEN WITH INTEGRATED APPLIANCES
- ◆ GAS CENTRAL HEATING
- ◆ MODERN THROUGHOUT
- ◆ LOCATED WITHIN ALVER VILLAGE
- ◆ CLOSE TO SHOPS & OTHER LOCAL AMENITIES
- ◆ CLOSE TO BUS ROUTES & TRANSPORT LINKS

This well-presented three-bedroom family home is situated in the sought-after Alver Village area, ideally located close to Browdown, the local garden centre, and a range of shops and transport links, making it perfect for convenient everyday living.

The property offers a modern fitted kitchen with integrated appliances, providing a sleek and practical space for cooking and entertaining. On the ground floor, there is also a convenient downstairs W/C.

Upstairs, there are three well-proportioned bedrooms, including a master bedroom benefitting from its own en-suite shower room. The home is further complemented by a modern family bathroom finished to a good standard.

Externally, the property benefits from one allocated parking space, with additional on-street parking available. The home also features gas central heating and is offered with Council Tax Band C.

Available now.

Call today to arrange a viewing

02392 004660

www.bernardsea.co.uk





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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.

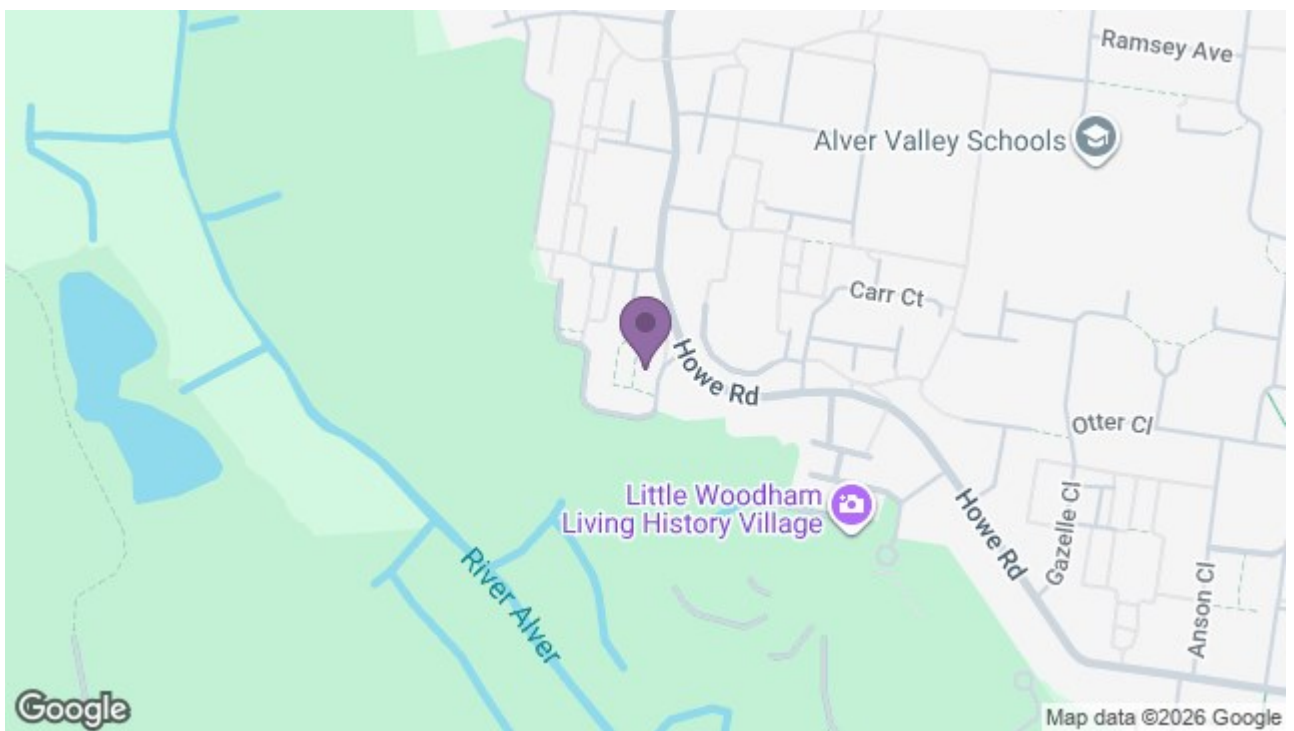
RIGHT TO RENT

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			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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