



£1,250 Per Calendar Month

Cambridge Road, Gosport PO12 3EE

bernards
THE ESTATE AGENTS



3 Bedrooms 1 Bath 1 Lounge

HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ PETS CONSIDERED
- ❖ ON ROAD PARKING
- ❖ LOW MAINTANENCE GARDEN
- ❖ GAS CENTRAL HEATING
- ❖ LOUNGE / DINING ROOM
- ❖ CLOSE TO LOCAL TRANSPORT LINKS
- ❖ END OF TERRACE
- ❖ CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND C

3 Bedroom End of Terraced House Available Now!

Proudly marketed by Bernards Estate and Letting Agents and located just off the popular Brockhurst Road, is this spacious three-bedroom property which offers a fantastic balance of practicality and location, with easy access to local shops, schools, and excellent transport links.

Inside, the home comprises two generous double bedrooms and a well-sized single, along with a bright and airy lounge that comfortably accommodates both living and

dining areas. The property also benefits from gas central heating, a low-maintenance rear garden, and convenient on-road parking. It is offered unfurnished and falls within Council Tax Band C.

Available immediately, this home is ideal for families or professionals looking to settle in a well-connected part of Gosport.

Get in touch today to arrange your viewing.

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.

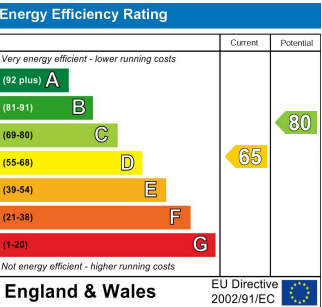
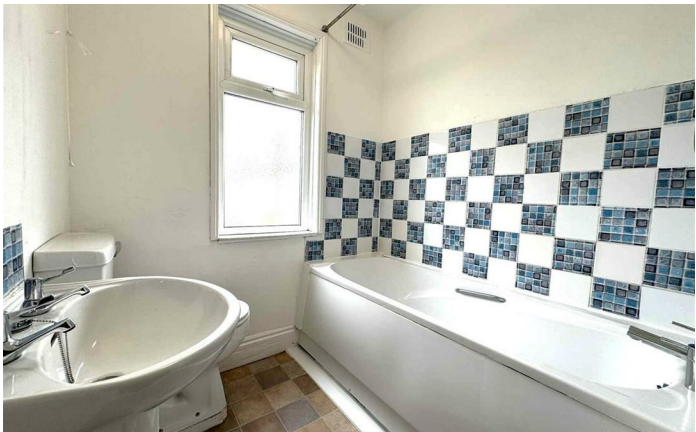
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.



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