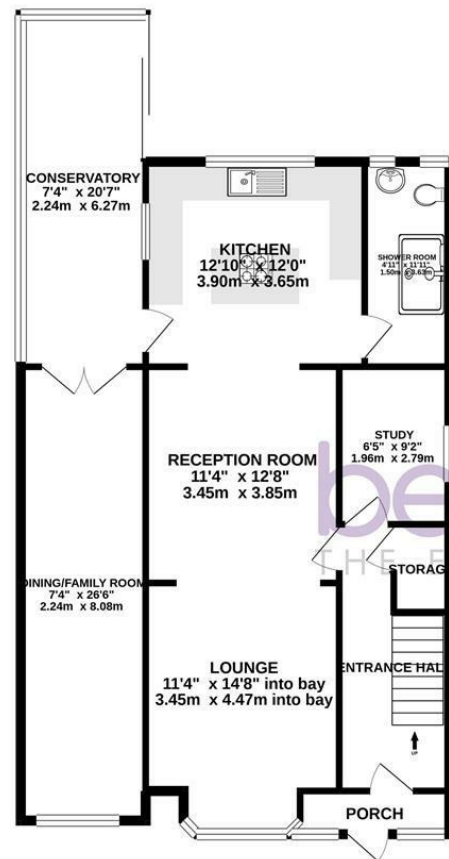
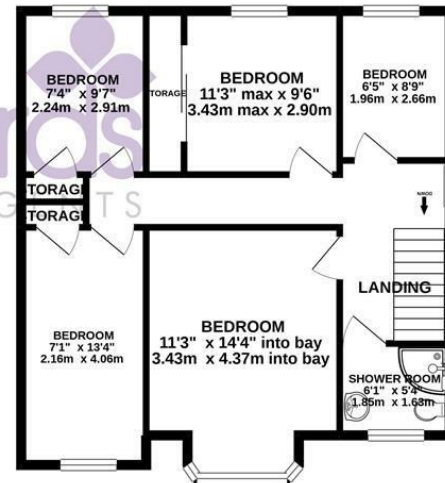


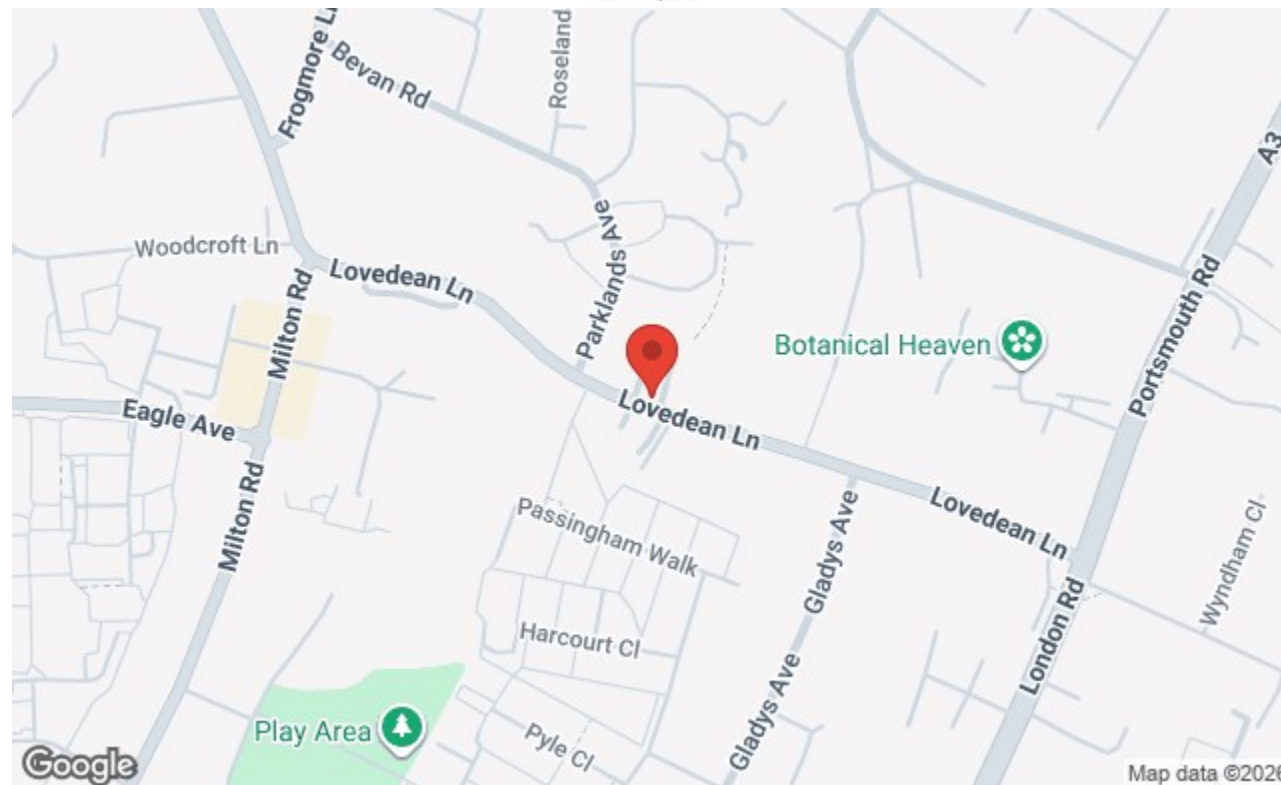
GROUND FLOOR  
1035 sq. ft. (96.1 sq. m.) approx.



1ST FLOOR  
649 sq. ft. (60.3 sq. m.) approx.



TOTAL FLOOR AREA: 1684 sq. ft. (156.4 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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## HIGHLIGHTS

- ❖ SUBSTANTIAL PROPERTY
- ❖ DETACHED
- ❖ LARGE DRIVEWAY
- ❖ FIVE BEDROOMS
- ❖ THREE RECEPTIONS
- ❖ TWO BATHROOMS
- ❖ SPACIOUS GARDEN
- ❖ STUDY
- ❖ SOUGHT AFTER LOCATION
- ❖ CONSERVATORY

This 5 bedroom property includes three reception rooms, including two open-plan rooms and a large 26ft+ room, offering plenty of space for family life and entertaining. There is also a large conservatory, which could be used as a home office or family room, as well as a good-sized kitchen, shower room and study.

Outside, the property has a large garden with a block-paved and decking patio area.

Upstairs, there are five bright and

spacious bedrooms and a modern family bathroom. The property also has a heavy-duty boiler, providing good water pressure throughout the bathrooms.

The location is convenient, with local shops, bus routes and the A3(M) nearby. Portsmouth and the Solent are around 15 minutes away, while Petersfield is about 10 minutes north. Cosham and Havant train stations are within a 10-minute drive, with Southampton Airport around 25 minutes away and Gatwick and Heathrow within 90 minutes.

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# PROPERTY INFORMATION

## COUNCIL TAX BAND E

## TENANT FEE ACT 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                                   | 64      | 75        |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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