

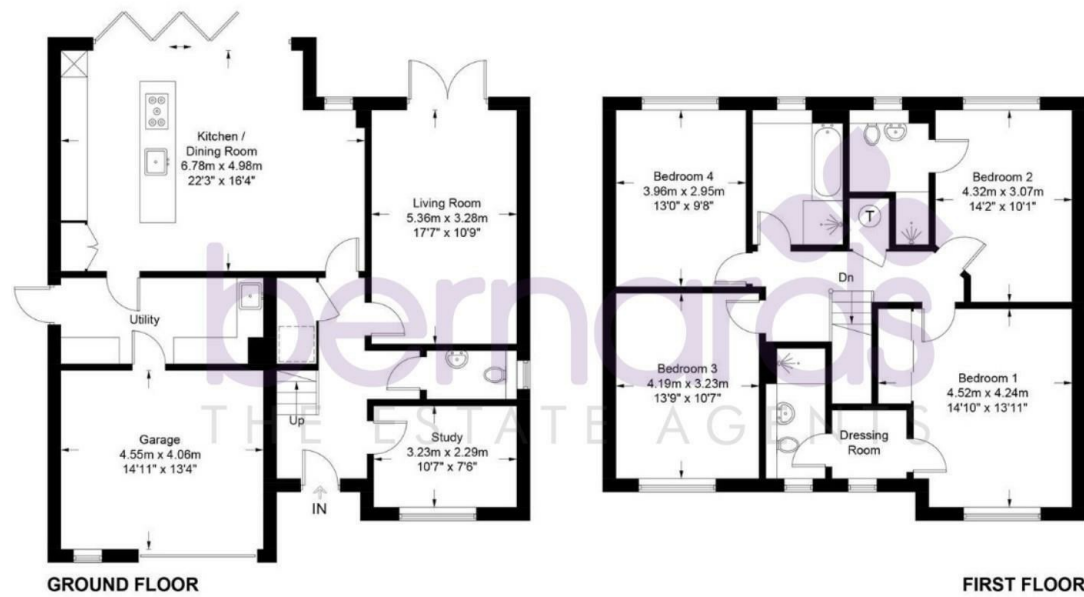
FOR SALE

£3,250 Per Calendar Month

Oak Tree Close, Rowland's Castle PO9 6FB

bernards THE ESTATE AGENTS

Approximate Gross Internal Area = 193.1 sq m / 2078 sq ft (Including Garage)



4 bedrooms, 3 bathrooms, 3 living areas

HIGHLIGHTS

- 4 BEDROOMS DETACHED HOUSE
3 BATHROOMS
BESPOKE KITCHEN
QUARTZ WORKTOP
BI-FOLDING DOORS
AMTICO FLOORING
GARAGE
HOT TUB
LANDSCAPED GARDEN
2 EV CHARGING POINT

Bernards Estates are delighted to bring to market this exceptional 4 bedroom detached family home...

Upon entering, you're welcomed by a bright entrance hallway that leads to the front-facing study room...

At the heart of the home lies a beautifully appointed open-plan kitchen, dining/family room.

built-in appliances and full-width bi-fold doors enhance both practicality and style...

Upstairs, four double bedrooms include two with en-suites and a family bathroom.

Externally, the landscaped rear garden includes resin-surfaced patio and paths, artificial grass front and rear...

Call us today for further details!

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENANT FEES

Tenant Fees Act 2019

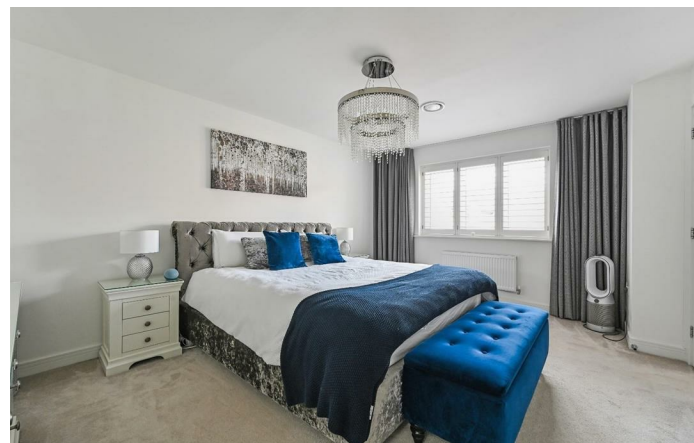
As well as paying the rent, you may also be required to make the following permitted payments.

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.

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
85	93

Very energy efficient - lower running costs
(82 plus) A
(69-81) B
(55-68) C
(39-54) D
(21-38) E
(1-20) F
(1-20) G

Not energy efficient - higher running costs

EU Directive 2002/91/EC
England & Wales



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