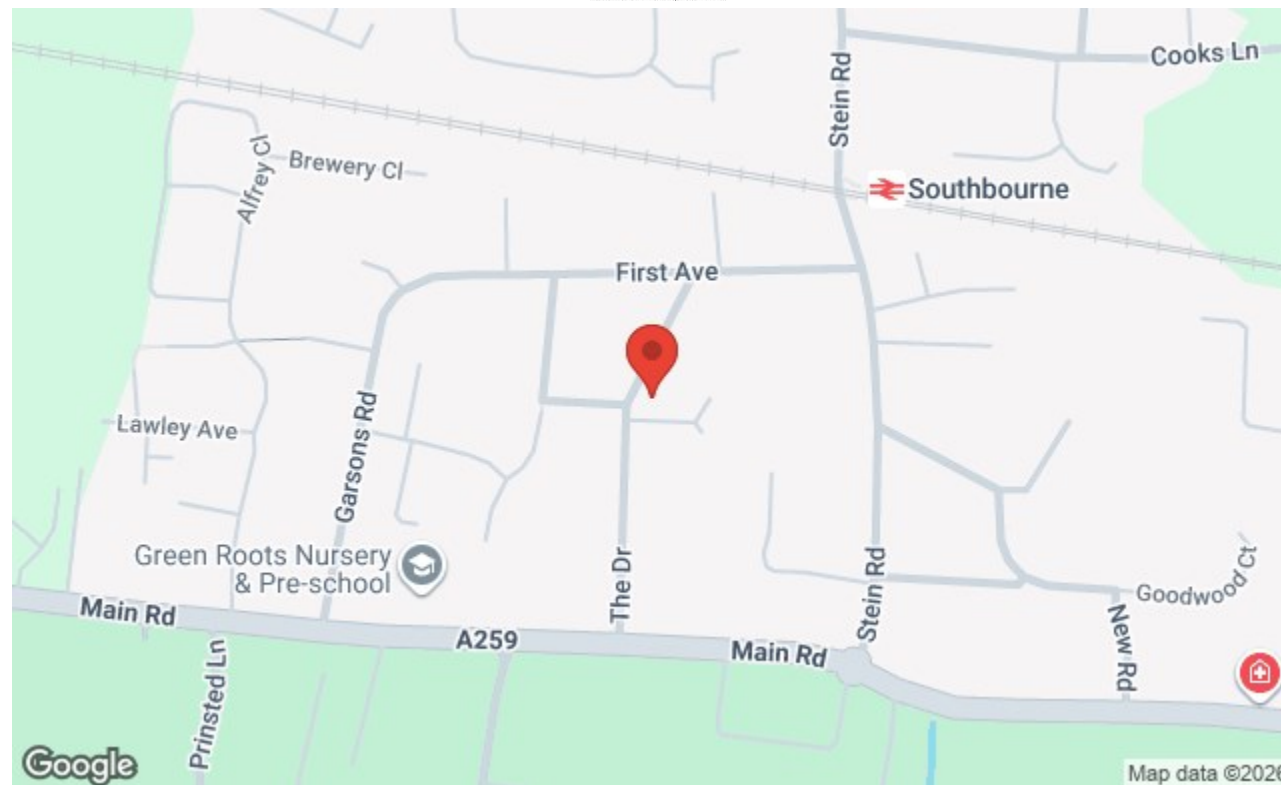
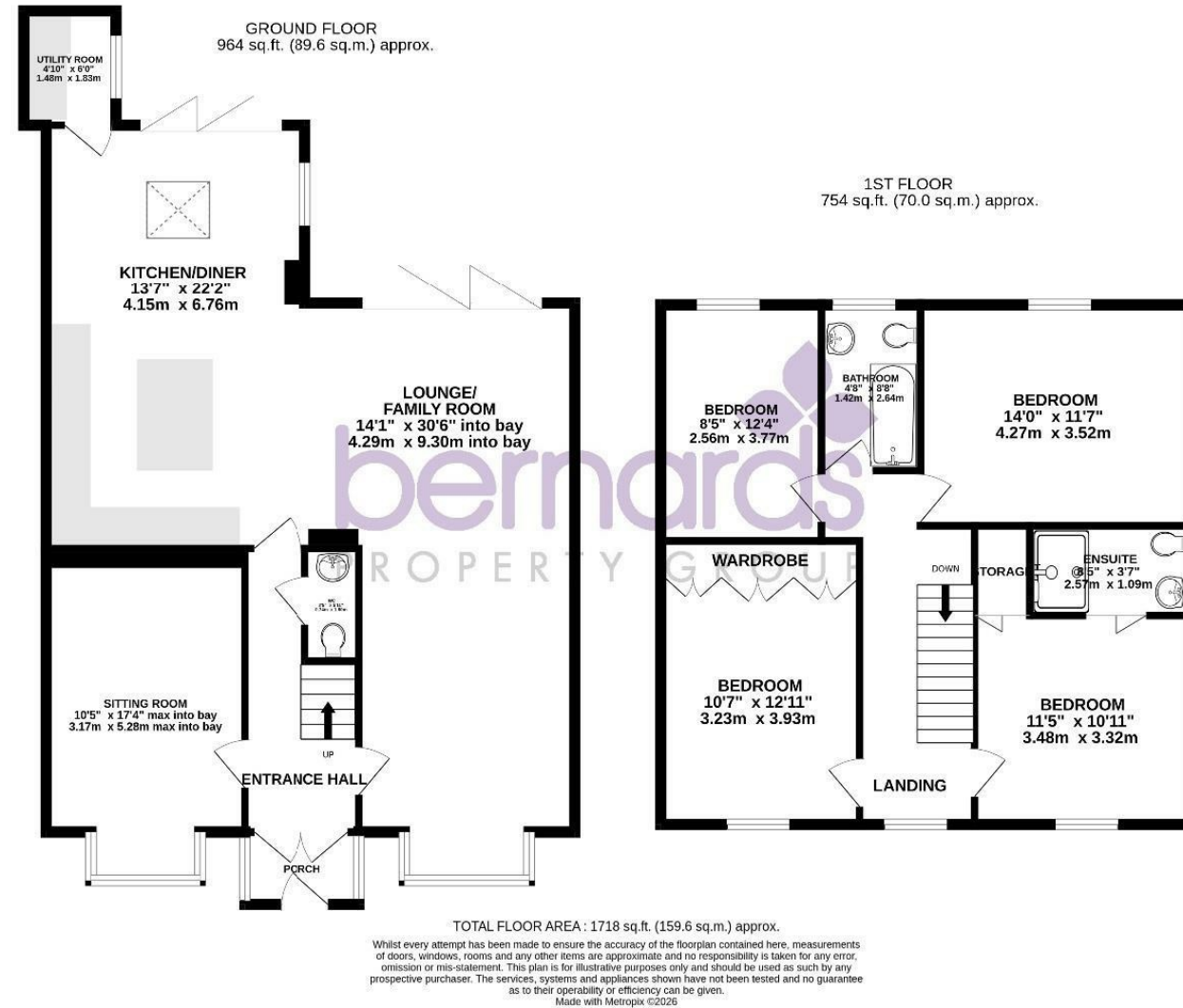




£3,000

The Drive, Emsworth PO10 8JP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING FOUR BEDROOM HOME
- ❖ FULLY RENOVATED THROUGHOUT
- ❖ BRIGHT IMMACULATE INTERIOR
- ❖ SPACIOUS MODERN LAYOUT
- ❖ SEPARATE LOUNGE
- ❖ OPEN PLAN LIVING
- ❖ BI-FOLD GARDEN DOORS
- ❖ SEPARATE UTILITY ROOM
- ❖ DRIVEWAY FOR TWO CARS
- ❖ EN-SUITE AND WC

This stunning four-bedroom house has been completely renovated throughout and offers a bright, immaculate finish. The property is exceptionally spacious, with an impressive and well-thought-out layout. There is a separate lounge, as well as a large open-plan kitchen/diner/living area featuring two sets of bi-fold doors opening onto the garden, creating a fantastic space for modern living and entertaining.

In addition, the property benefits from a separate utility room,

adding extra convenience. Located in a highly desirable area, the house also offers a driveway with parking for up to two cars. All four bedrooms are generously sized, with one benefitting from an en-suite bathroom, and there is also a downstairs WC.

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 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.

AVAILABLE DATE

Available this month



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		
EU Directive 2002/91/EC		
England & Wales		



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