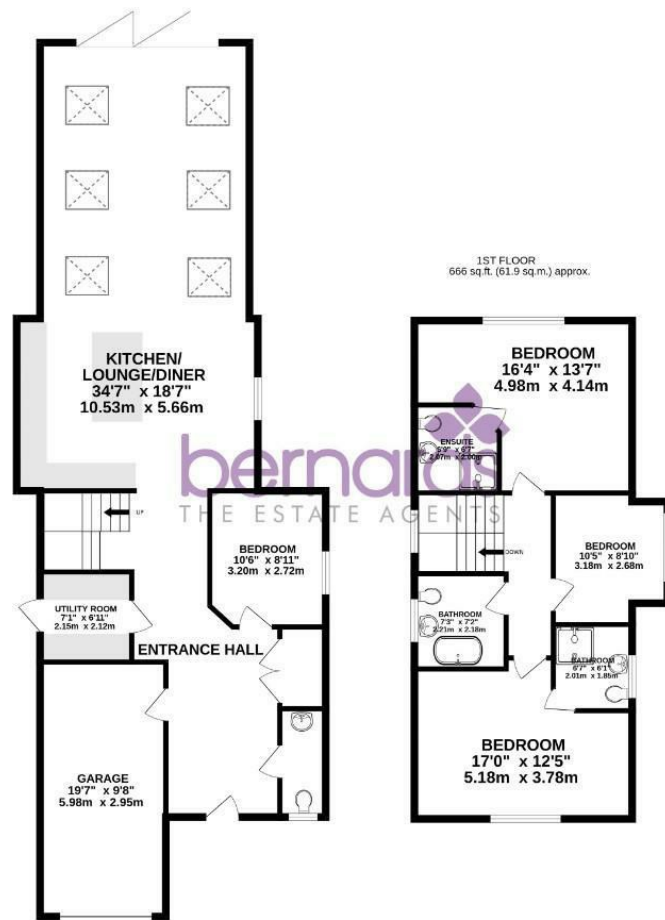
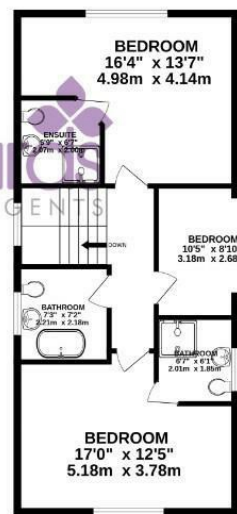


GROUND FLOOR
1217 sq.ft. (113.1 sq.m.) approx.

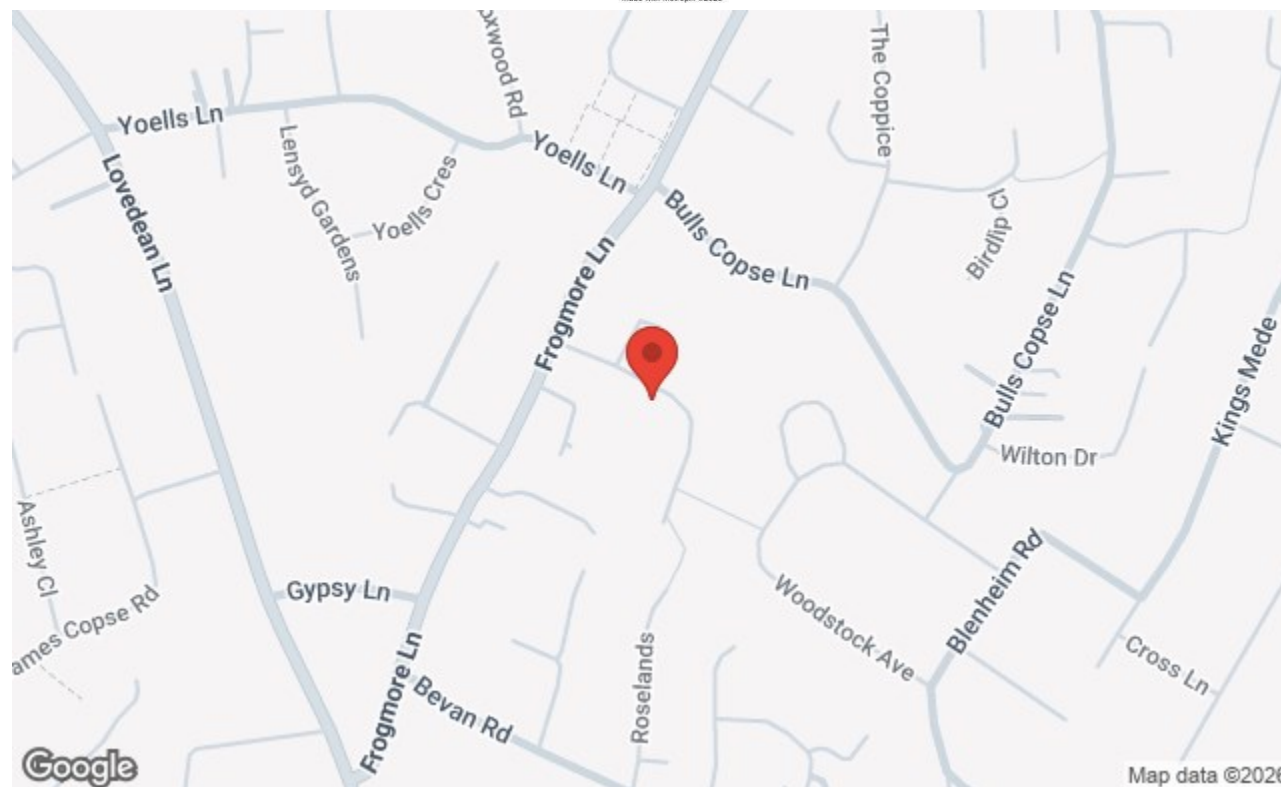


1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1883 sq.ft. (174.9 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 misstatement. 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



£2,500 Per Calendar Month

Rose Hill, Waterlooville PO8 9QU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE/FOUR BEDROOMS
- ❖ MODERN
- ❖ BRAND NEW THROUGHOUT
- ❖ 34FT LIVING SPACE
- ❖ HUGE REAR GARDEN
- ❖ TWO ENSUITES
- ❖ LUXURY FAMILY BATHROOM
- ❖ GARAGE AND DRIVEWAY
- ❖ UNFURNISHED
- ❖ AVAILABLE NOW

This four-bedroom detached property is situated in the highly sought-after village of Lovedeane.

Finished to a high standard throughout, this modern family home offers spacious and versatile accommodation, ideal for entertaining and family living.

Externally, the property benefits from off-road parking, a garage, EV charging point and a private rear garden.

The ground floor is centred around an impressive 34ft+ open-plan kitchen/lounge/diner, featuring modern flooring, floor-to-ceiling radiators and large bi-fold doors overlooking the

garden. The contemporary kitchen is fitted with modern wall and base units, under-unit lighting and integrated appliances.

The ground floor also provides a WC, utility room and bedroom four.

Upstairs are three further bedrooms, with both the front and rear bedrooms benefiting from en-suite facilities, alongside a luxurious family bathroom.

Offering modern style, spacious accommodation and excellent family living, this fantastic property is one we highly recommend viewing internally.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
18'7" x 34'7" (5.66m x 10.54m)

UTILITY ROOM
7'1" x 6'11" (2.16m x 2.11m)

W.C
8'4" x 6'4" (2.54m x 1.93m)

STUDY/BEDROOM FOUR
8'11" x 10'6" (2.72m x 3.20m)

BEDROOM ONE
17' x 12'5" (5.18m x 3.78m)

ENSUITE
6'7" x 7'1" (2.01m x 2.16m)

BEDROOM TWO
16'4" x 13'7" (4.98m x 4.14m)

ENSUITE
6'10" x 6'7" (2.08m x 2.01m)

BEDROOM THREE
10'5" x 8'10" (3.18m x 2.69m)

BATHROOM
7'3" x 7'2" (2.21m x 2.18m)

COUNCIL TAX BAND E

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.

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.



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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