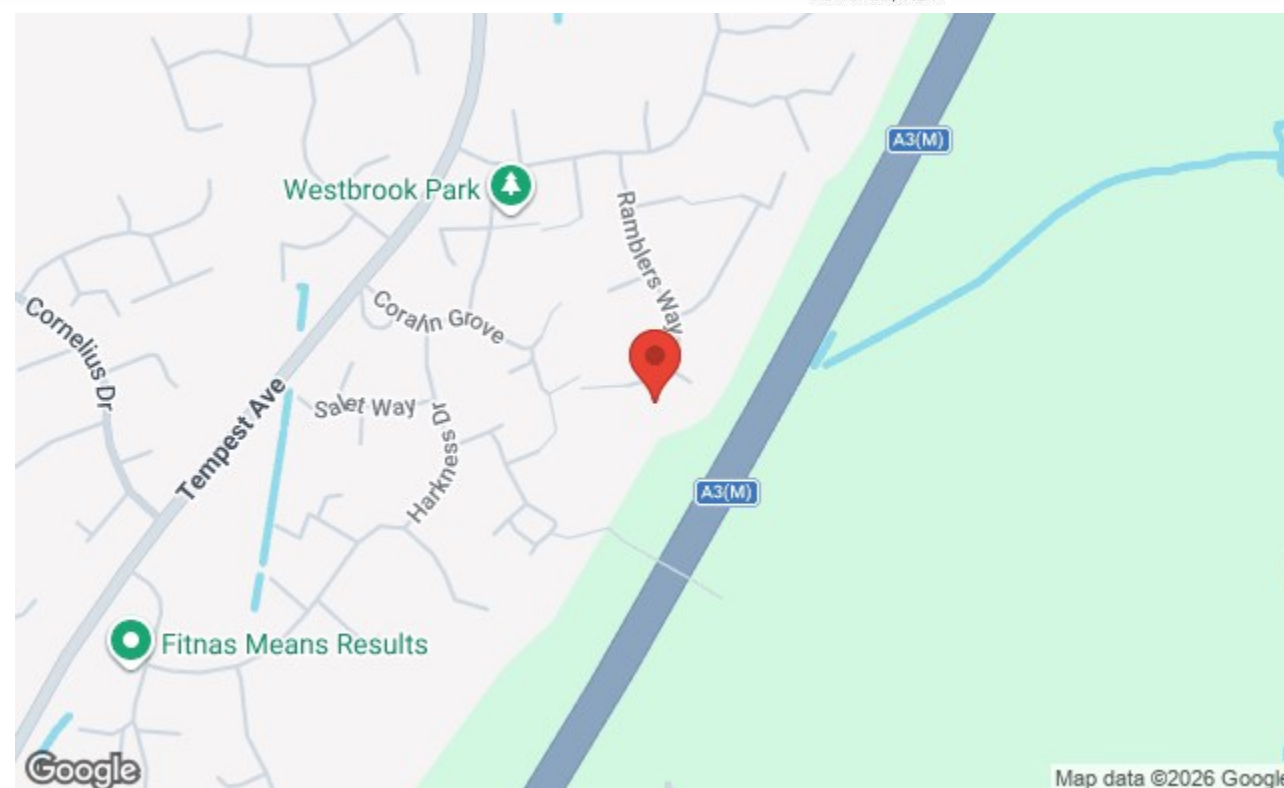




GROUND FLOOR
APPROX. FLOOR
AREA 1692 SQ.FT.
(157.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 1692 SQ.FT.
(157.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3384 SQ.FT. (314.4 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



£1,300 PCM

Ramblers Way, Waterlooville PO7 8RE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ OFF ROAD PARKING
- ❖ TWO BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ MODERN THROUGHOUT
- ❖ SOUTH FACING REAR GARDEN
- ❖ BACK ACCESS
- ❖ CUL DE SAC LOCATION
- ❖ END OF TERRACE
- ❖ CENTRAL HEATING
- ❖ AVAILABLE END OF AUGUST

This well-presented two-bedroom home is situated in a quiet cul-de-sac location.

The property features a spacious lounge, providing a comfortable and versatile living area, along with two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front, providing secure parking for two or more vehicles, back access to the enclosed rear garden, creating an ideal space for outdoor relaxation and entertaining.

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02392 482147
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PROPERTY INFORMATION

ENTRANCE HALLWAY

Laminate flooring, stairs to first floor, doors to kitchen and lounge.

KITCHEN

Vinyl flooring, range of matching base units, fridge freezer (gifted) gas hob over electric oven with stainless steel extractor overhead, sink with draining board, UPVC double glazed window to front elevation.

LOUNGE

Laminate flooring, smooth walls and ceiling, sliding double glazed doors to rear garden, 1x radiator.

BEDROOM ONE

Carpeted flooring, smooth walls and ceiling, 1x radiator, 2x storage cupboard.

BEDROOM TWO

Carpeted flooring, smooth walls and ceiling, 1x radiator, UPVC double glazed window to rear elevation.

BATHROOM

Three piece bathroom suite comprising of low level wc, pedestal handwash basin, bath with shower over.

REAR GARDEN

Landscaped, laid to lawn and paving, veranda area.

PROPERTY EXTERIOR

Driveway with dropped curb, parking for 2+ cars, side access via gate to rear garden.

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 FEE 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 fee (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		88
(81-91) B		
(69-80) C	71	
(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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