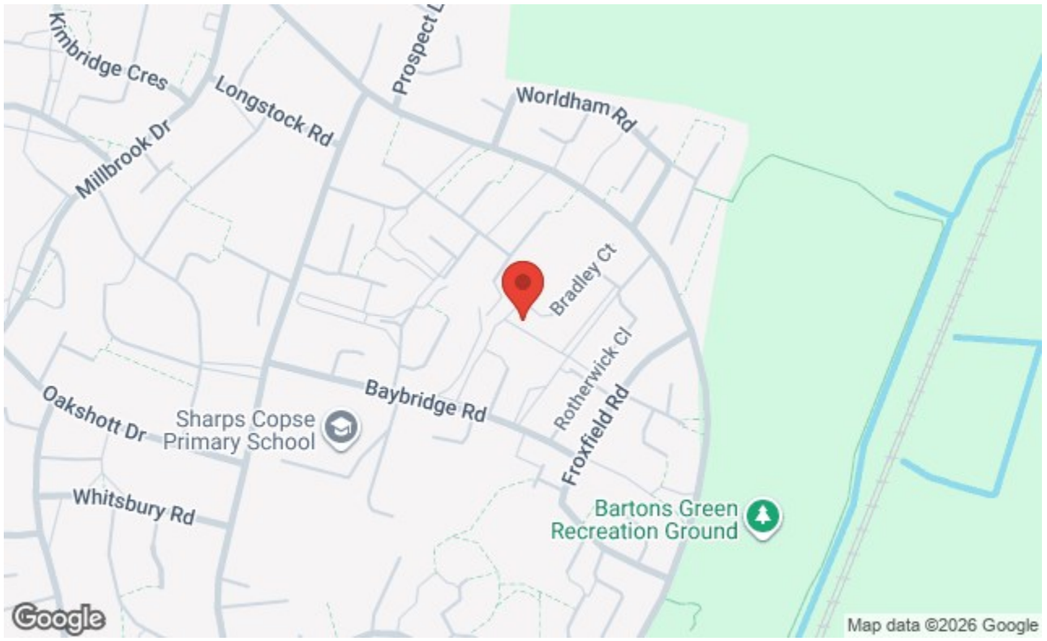


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

£1,300 Per Month

Freefolk Green, Havant PO9 5RA

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- TWO DOUBLE BEDROOMS
- LARGE SPACIOUS LOUNGE
- KITCHEN/DINER
- DOUBLE SHED IN GARDEN
- PARKING TO REAR OF PROPERTY
- LOW-MAINTENANCE GARDEN
- IDEAL FOR COUPLES OR SMALL FAMILIES
- STORAGE SPACE
- GENEROUS LIVING SPACE
- MOVE IN THIS MONTH

This property offers spacious and comfortable accommodation, comprising a well-appointed kitchen/diner and a large lounge, providing plenty of space for both relaxing and entertaining. There are also two generously sized double bedrooms.

Externally, the property benefits from a low-maintenance rear garden, complete with a double shed offering excellent additional storage space. There is also the added convenience of off-road parking to the rear of the property.

An ideal home for those looking for practical living space with the benefit of outdoor space and parking.

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

PROPERTY INFORMATION

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 e.g. 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.





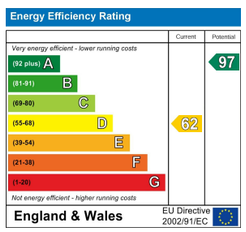












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