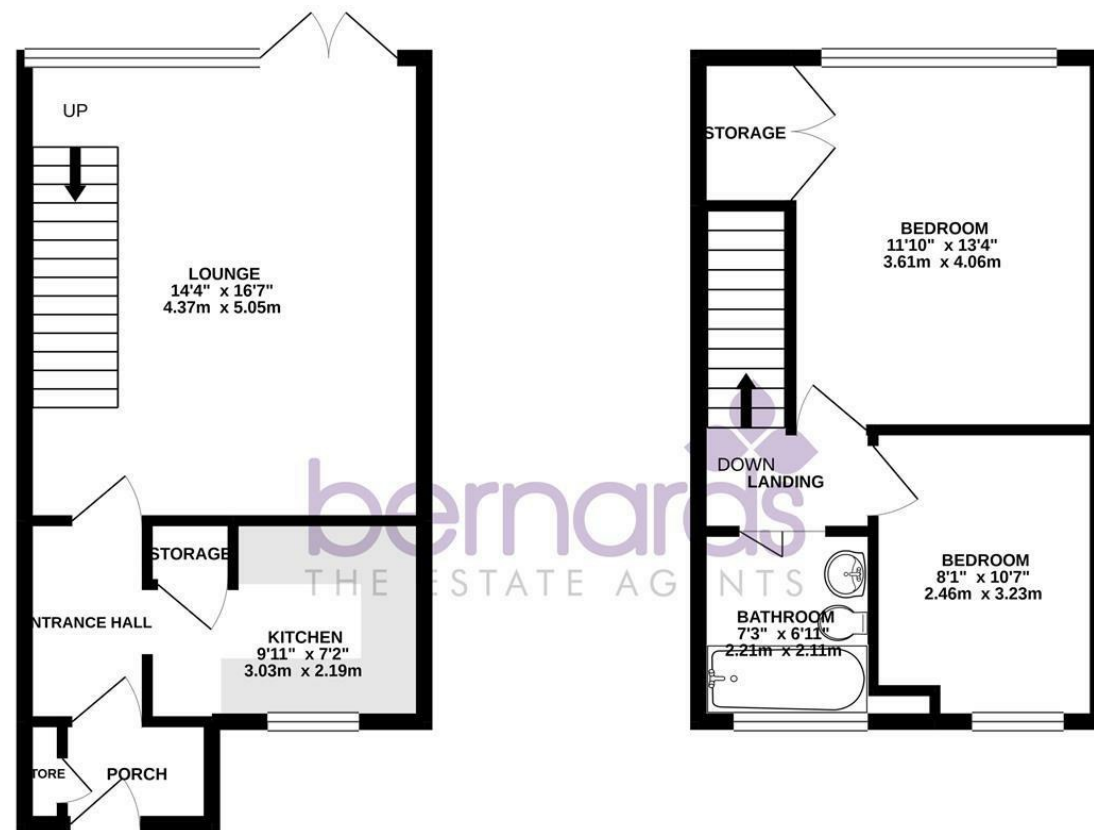


GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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 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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t: 02392 482147



£1,450 PCM

Purbrook Gardens, Waterlooville PO7 5LD

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ MID-TERRACE
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ WOODLANDS TO REAR
- ❖ LOW MAINTENANCE GARDEN
- ❖ MODERN KITCHEN
- ❖ THREE-PIECE BATHROOM
- ❖ AVAILABLE NOVEMBER
- ❖ A MUST VIEW

This mid-terraced home is situated in the sought-after location of Purbrook Gardens.

The property benefits from a garage and off-road parking, The spacious lounge measures over 16ft and provides an excellent family living space, with double doors opening directly onto the rear garden. To the rear, the property enjoys a particularly appealing outlook, overlooking woodland.

Upstairs, there are two generously proportioned double bedrooms,

both offering excellent size and versatility. Completing the accommodation is a well-appointed three-piece family bathroom.

Call today to arrange a viewing  
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# 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.



| 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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