

£1,300 Per Month

Bevis Road, Gosport PO12 1PS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE SEPTEMBER
- ❖ TWO DOUBLE BEDROOMS
- ❖ MODERN THROUGHOUT
- ❖ SPACIOUS KITCHEN
- ❖ INTEGRATED APPLIANCES
- ❖ DOWNSTAIRS BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ REAR LOW MAINTENANCE GARDEN
- ❖ LARGE SHED
- STORAGE

Available from September, this well-presented and modern two-bedroom terraced house is ideally located on the popular Bevis Road in Gosport, offering spacious and versatile accommodation throughout.

The property features two generous reception rooms, providing flexible living and dining space, along with a modern kitchen complete with integrated appliances. A contemporary downstairs bathroom adds convenience, while to the rear

you'll find a low-maintenance enclosed garden with a large shed, offering excellent storage or workshop space.

Upstairs are two spacious double bedrooms, both offering plenty of natural light and room for furnishings.

Ideally situated close to local amenities, schools and transport links, this attractive home would be perfect for professionals, couples or a small family looking for comfortable, modern living.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk





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PROPERTY INFORMATION

Tenant Fees

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.

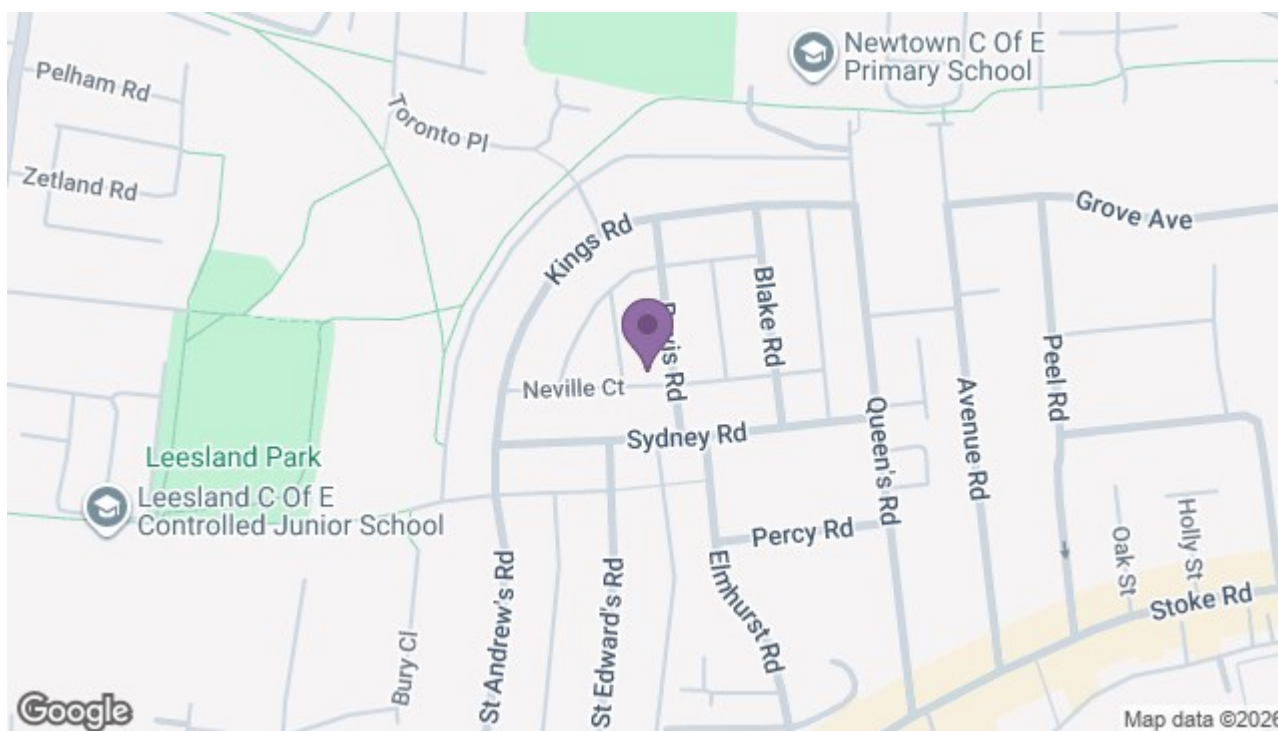
Right To Rent

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		
England & Wales		
EU Directive 2002/91/EC		





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