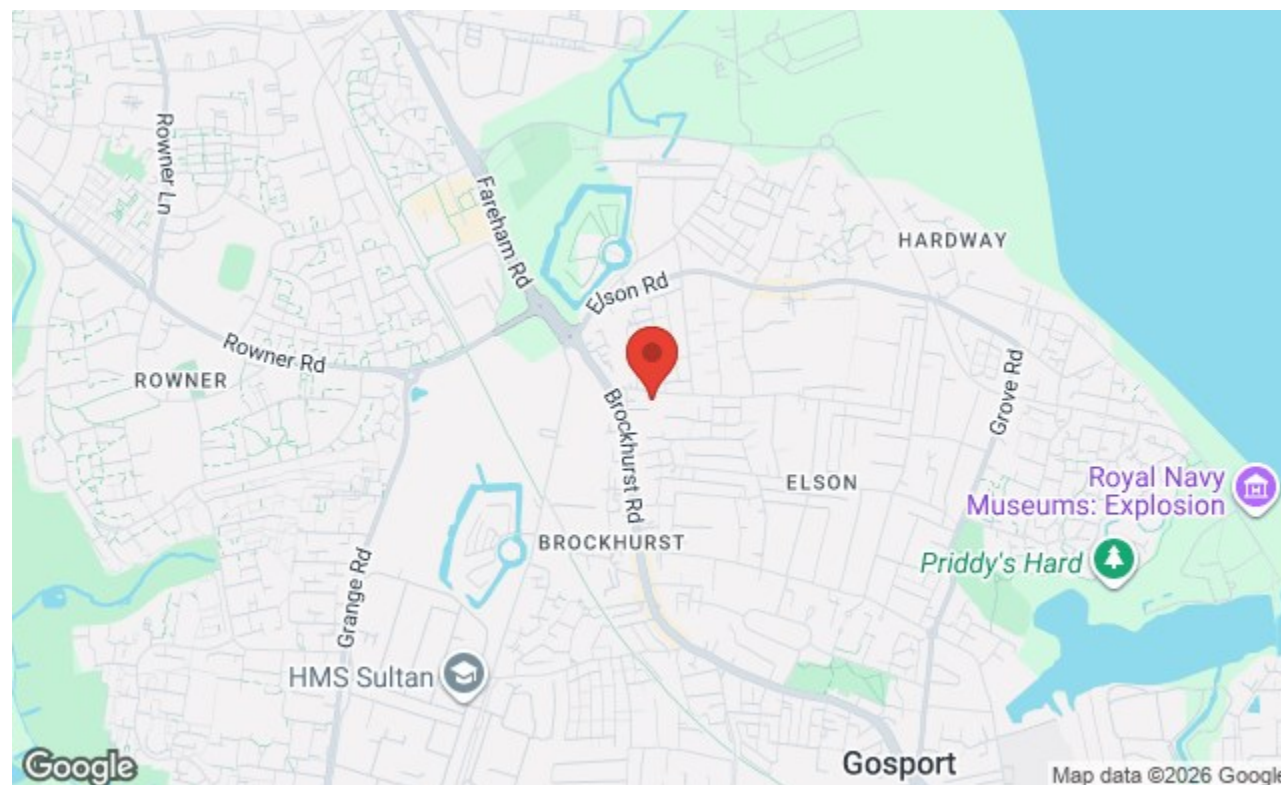




£1,650 Per Month

Eastbourne Avenue, Gosport PO12 4NT

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- THREE BEDROOM SEMI DETACHED HOUSE
- FULLY REFURBISHED THROUGHOUT
- DRIVEWAY PARKING FOR 2 VEHICLES
- GARAGE TO REAR
- GAS CENTRAL HEATING
- AVAILABLE NOW
- CLOSE TO INFANT, JUNIOR & SENIOR SCHOOLS
- DESIRABLE LOCATION
- TWO RECEPTION ROOMS
- LARGE GARDEN

Three Bedroom Family Home – Desirable Elson Location - Available Now!

Bernards are pleased to offer this beautifully refurbished three bedroom family home, situated in the desirable Elson area of Gosport. Having been fully refurbished throughout, the property offers spacious and versatile accommodation, making it an ideal home for a family.

The property benefits from two separate reception rooms, providing excellent flexibility for both living and dining, along with three well-proportioned bedrooms comprising two double bedrooms and a single bedroom. The home has been refurbished throughout, offering a fresh and modern feel while retaining plenty of

practical family living space.

Externally, the property boasts a large rear garden, ideal for enjoying the warmer months, together with off-road parking for up to two vehicles and the additional benefit of a garage to the rear.

Conveniently located close to local schools, shops and everyday amenities, with nearby bus stops providing routes both around Gosport and further afield, the property is well positioned for both families and commuters.

Council Tax Band C.

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



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

13'9 x 10'7 (4.19m x 3.23m)

DINING ROOM

11'1 x 9'6 (3.38m x 2.90m)

KITCHEN

13'7 x 7'7 (4.14m x 2.31m)

CONSERVATORY

16'1 x 10'6 (4.90m x 3.20m)

LANDING

BEDROOM ONE

14'4 x 9'7 (4.37m x 2.92m)

BEDROOM TWO

12'0 x 9'2 (3.66m x 2.79m)

BEDROOM THREE

7'8 x 6'1 (2.34m x 1.85m)

BATHROOM

7'8 x 6'1 (2.34m x 1.85m)

OUTSIDE

ENCLOSED REAR GARDEN

GARAGE

TENANT FEES 2019

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		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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