

£1,550 Per Calendar Month

Freemantle Road, Gosport PO12
4RD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE OCTOBER
- ❖ THREE BEDROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ DOWNSTAIRS W.C
- ❖ KITCHEN/DINER
- ❖ GARAGE
- ❖ REAR GARDEN
- ❖ LOUNGE/DINER
- ❖ RECENTLY REFURBISHED
- ❖ ON STREET PARKING

3 Bedroom End of Terrace House with
Garage & No Deposit Option!

A well-presented and spacious three-bedroom end of terrace home, ideally situated in the popular Elson area of Gosport. Offering generous living accommodation throughout, this property is perfect for families or professional tenants looking for a comfortable home.

Upon entering the property, you are welcomed by a convenient downstairs W.C. The ground floor features a bright

and spacious open-plan lounge/dining area, providing an excellent space for relaxing or entertaining. To the rear is a well-proportioned kitchen/diner with ample room for family meals.

Upstairs, the property offers three good-sized bedrooms and a modern four-piece family bathroom, complete with a bath, separate shower, wash basin, and W.C.

Outside, the property benefits from a low-maintenance enclosed rear garden, ideal for enjoying the outdoors without the upkeep. A garage also provides useful storage or secure parking.

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





Call today to arrange a viewing
02392 553 636
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

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

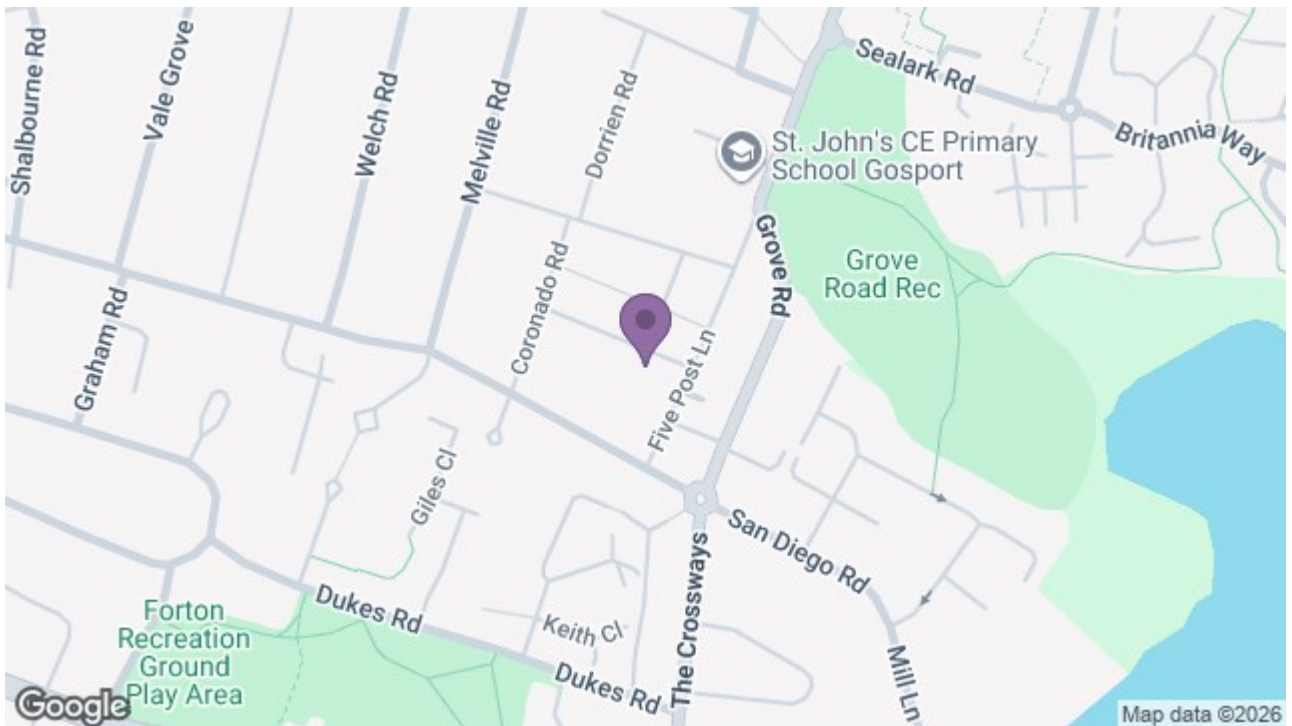
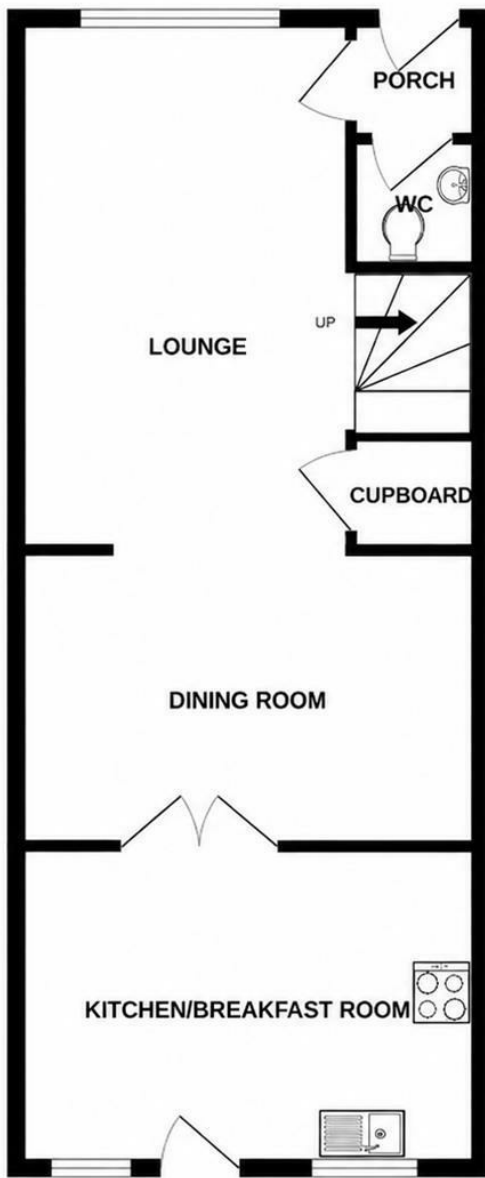
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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.

Council Tax Band
B

Energy Performance Rating
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

