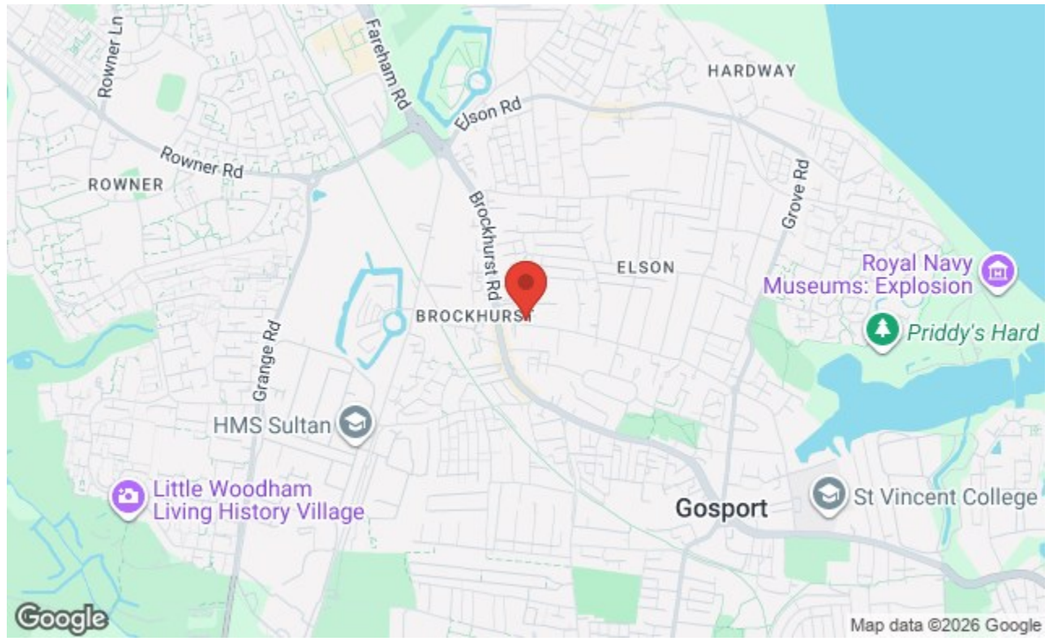
TO LET

£1,200 Per Month

Avery Lane, Gosport PO12 4SR

bernards
THE ESTATE AGENTS





2 1 2

HIGHLIGHTS

- AVAILABLE THIS MONTH
- TWO DOUBLE BEDROOMS
- REPAINTED THROUGHOUT
- SPACIOUS REAR GARDEN
- COSY LOUNGE
- KITCHEN WITH APPLIANCES
- DOWNSTAIRS BATHROOM
- UTILITY SPACE
- DINING ROOM
- LONG TERM

Situated on Avery Lane in Gosport, this well-proportioned two-bedroom terraced house offers spacious and versatile accommodation, ideal for couples, small families or professionals.

The ground floor benefits from two separate reception rooms, providing flexible spaces for both living and dining. The fitted kitchen comes complete with appliances, while a useful utility area offers additional practical space. A downstairs bathroom completes the ground-floor accommodation.

Upstairs, the property offers two generously sized double bedrooms, providing comfortable living space.

Externally, the property boasts a spacious rear garden, perfect for relaxing, entertaining or enjoying the warmer months.

Conveniently located in Gosport, the property offers access to local amenities, shops and transport links.

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

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.









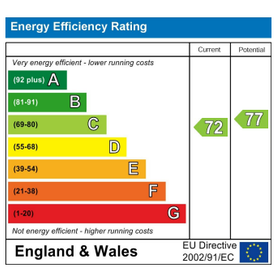












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