

£1,500 Per Calendar Month

Madison Close, Gosport PO13 9UL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE SEPTEMBER
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ LOUNGE/DINER
- ❖ CONSERVATORY
- ❖ PORCH
- ❖ GARAGE AND DRIVEWAY
- ❖ REAR GARDEN
- ❖ SEPARATE KITCHEN

A spacious three-bedroom end of terrace house offering generous and versatile accommodation, available to rent from mid-September.

The property is entered via a useful entrance porch and comprises a kitchen, downstairs shower room and a spacious lounge/diner, providing plenty of room for both living and dining furniture. To the rear is a conservatory, offering

additional living space and access out to the garden.

Upstairs, there are three bedrooms along with a separate family bathroom.

Outside, the property benefits from a rear garden. To the side of the house is a garage with a driveway in front, providing off-road parking and useful additional storage.

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





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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:

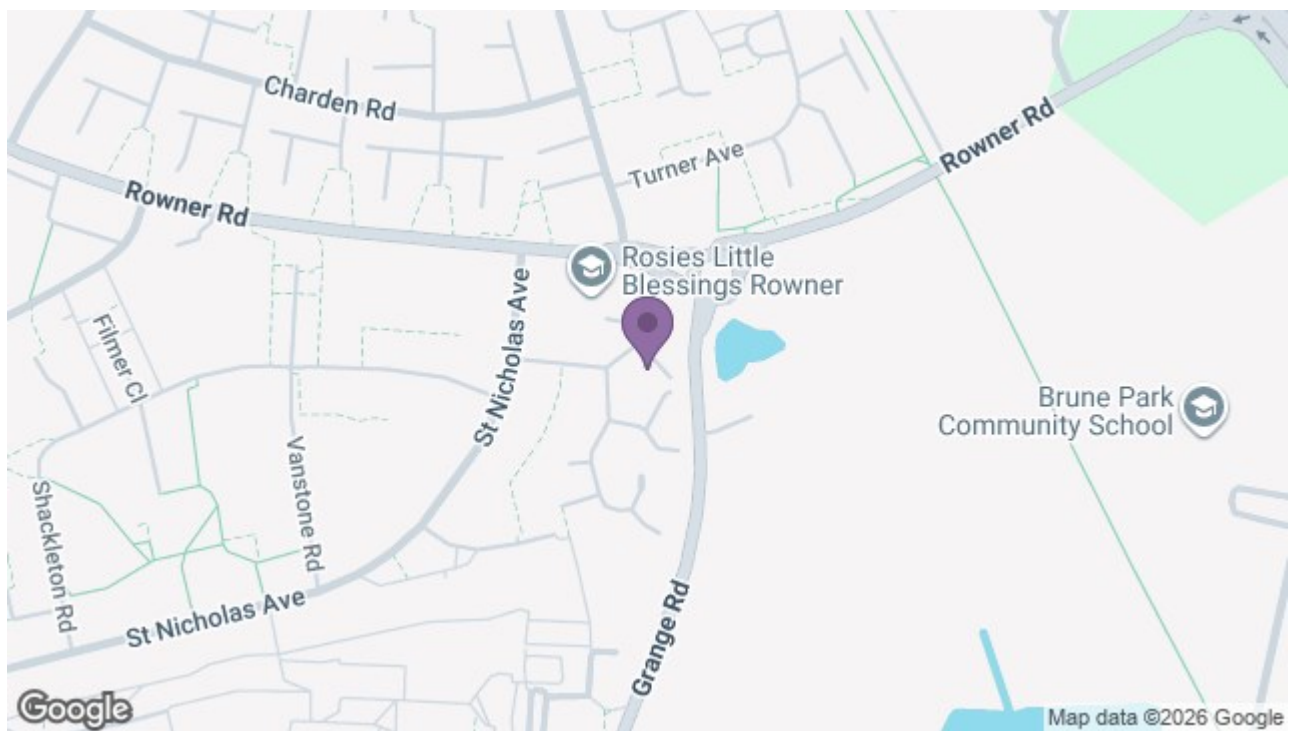
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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