

£3,000 Per Calendar Month

Calabrese, Southampton SO31 1BG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE SEPTEMBER
- ❖ DETACHED WITH A DOUBLE GARAGE
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ INTEGRATED APPLIANCES
- ❖ SPACIOUS CONSERVATORY
- ❖ DOWNSTAIRS W.C
- ❖ UTILITY ROOM
- ❖ FOUR DOUBLE BEDROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ EN-SUITE SHOWER ROOM

Situated in a quiet residential area of Swanwick, this beautifully presented four-bedroom detached home offers generous and versatile living space, making it ideal for families or professionals looking for a comfortable long-term home.

To the front of the property is a double garage and driveway, providing excellent parking and storage. Inside, the ground floor offers an impressive amount of living space, including a welcoming lounge with feature fireplace, a separate study/playroom, and a spacious conservatory overlooking the rear garden.

At the heart of the home is the kitchen and dining area, complete with a central island and plenty of room for everyday family life and entertaining. A separate utility room and convenient downstairs W/C complete the ground-floor accommodation.

Upstairs, the property benefits from four generously sized double bedrooms. The principal bedroom has its own en-suite shower room, while the remaining bedrooms are served by a spacious four-piece family bathroom.

Outside, the property enjoys a private rear garden, providing a lovely space for relaxing, entertaining or family time.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsea.co.uk](http://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.

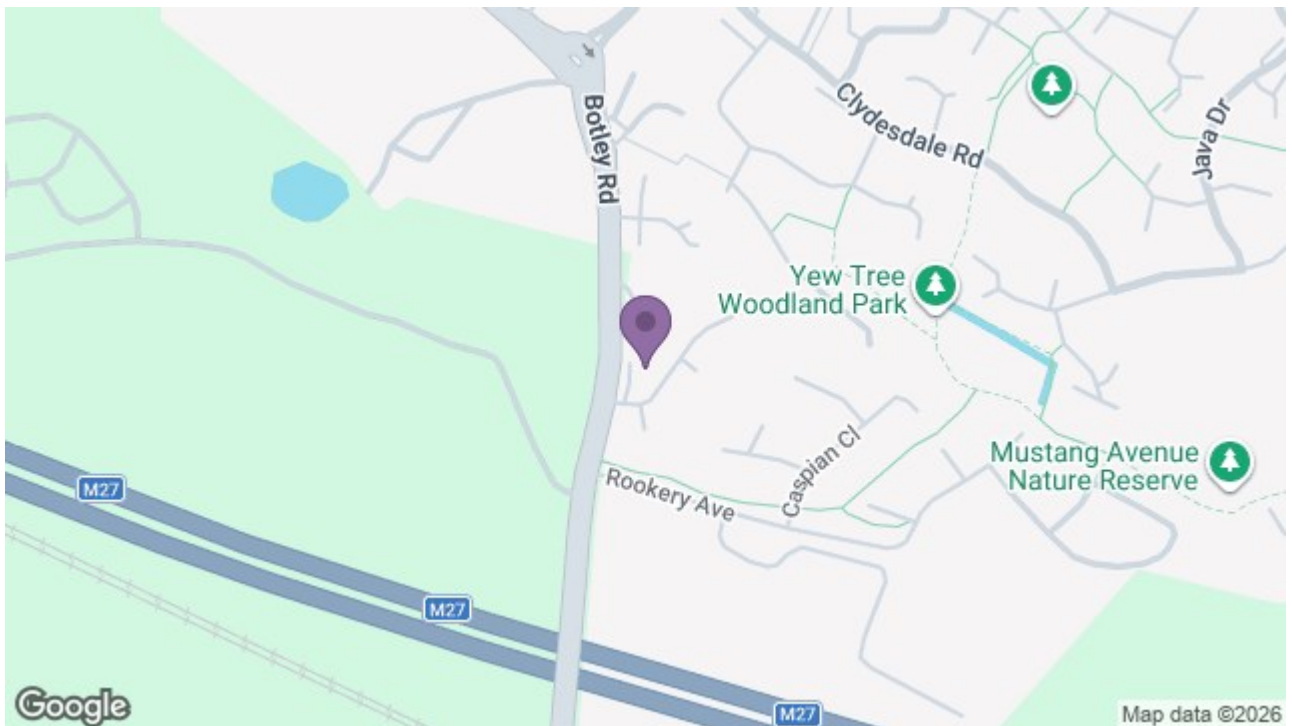
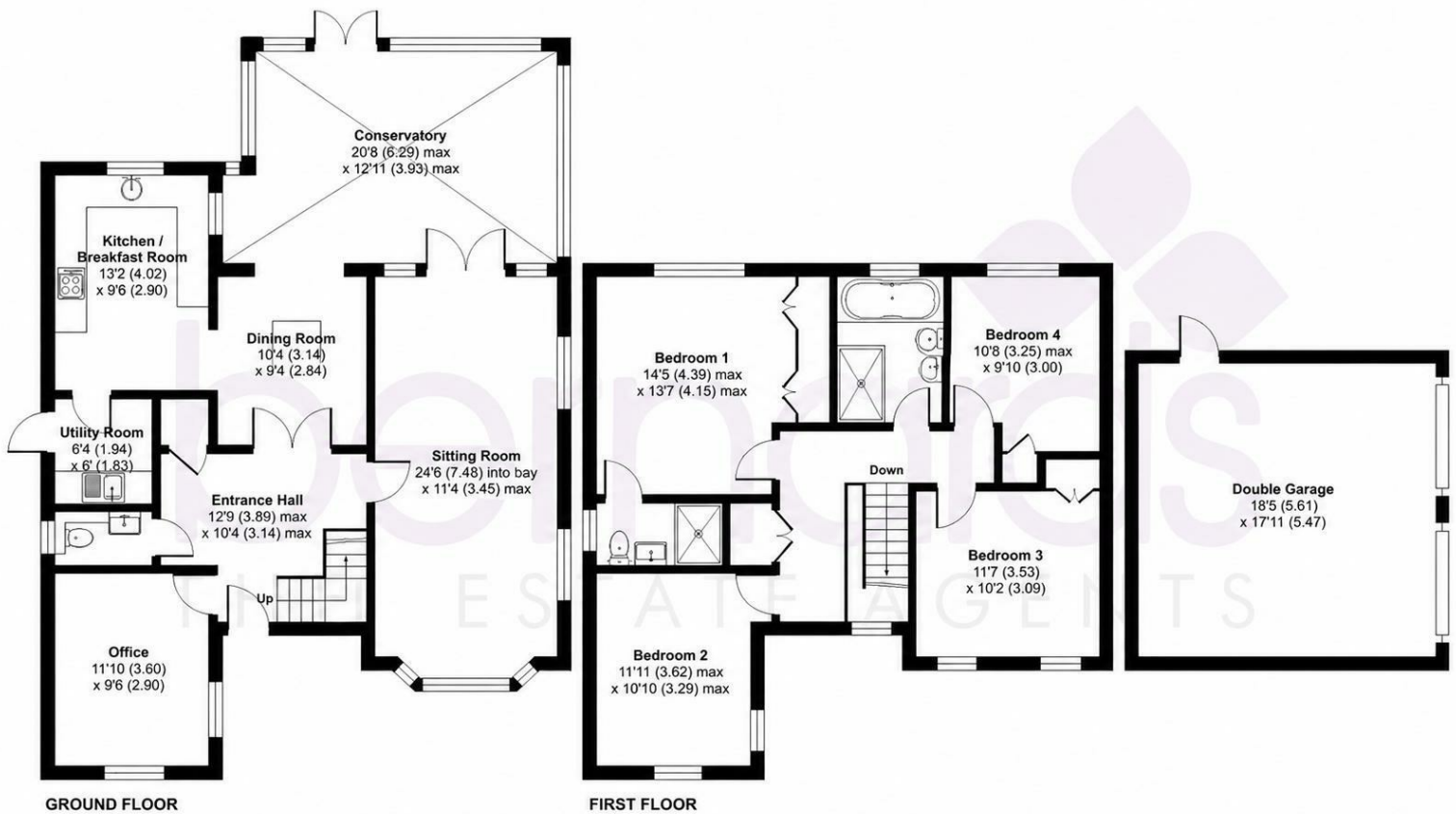
## Right To Rent

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                                   | 67      | 75        |
| (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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