

£1,650 Per Calendar Month

Magister Drive, Lee-On-The-Solent
PO13 8GE



HIGHLIGHTS

- ◆ AVAILABLE SEPTEMBER
- ◆ THREE BEDROOMS
- ◆ TWO ALLOCATED PARKING SPACES
- ◆ MODERN FITTED KITCHEN WITH WHITE GOODS
- ◆ DOWNSTAIRS W/C
- ◆ SOUGHT AFTER LOCATION
- ◆ REAR LANDSCAPED GARDEN
- ◆ EN-SUITE SHOWER ROOM
- ◆ MODERN FAMILY BATHROOM
- ◆ SPACIOUS LOUNGE/DINER

Available from September is this three-bedroom terraced home situated within the highly sought-after Cherque Farm development in Lee-on-the-Solent, offering modern accommodation throughout alongside two allocated parking spaces within a residents' car park.

The accommodation comprises an entrance hall with a convenient downstairs W/C immediately to your right as you enter the property, a modern fitted kitchen complete with white goods and a spacious lounge/diner featuring useful built-in storage and two sets of French doors

opening onto the landscaped rear garden, creating a bright and welcoming living space ideal for both relaxing and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom benefitting from an en-suite shower room, alongside a modern family bathroom fitted with a bath suite.

Ideally positioned within one of Lee-on-the-Solent's most desirable developments, the property enjoys easy access to local schools, amenities and the seafront whilst offering comfortable family living in a popular residential setting.

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.

Council Tax Band

D

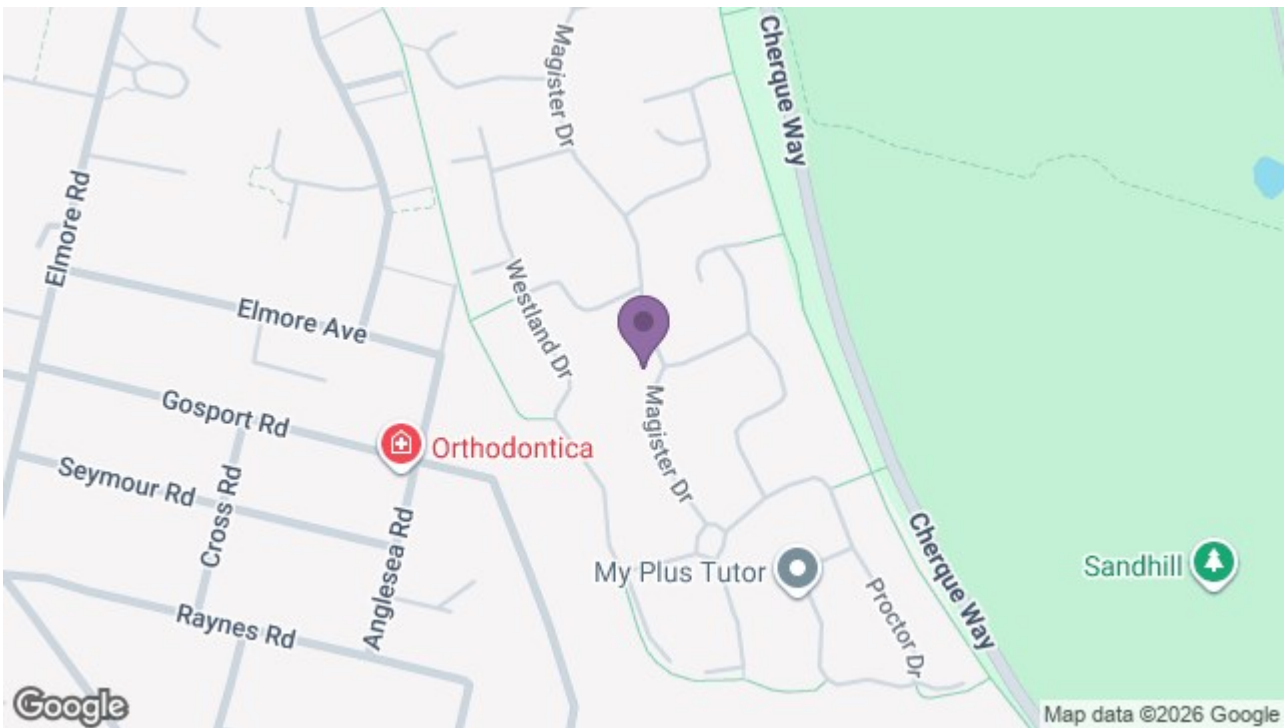
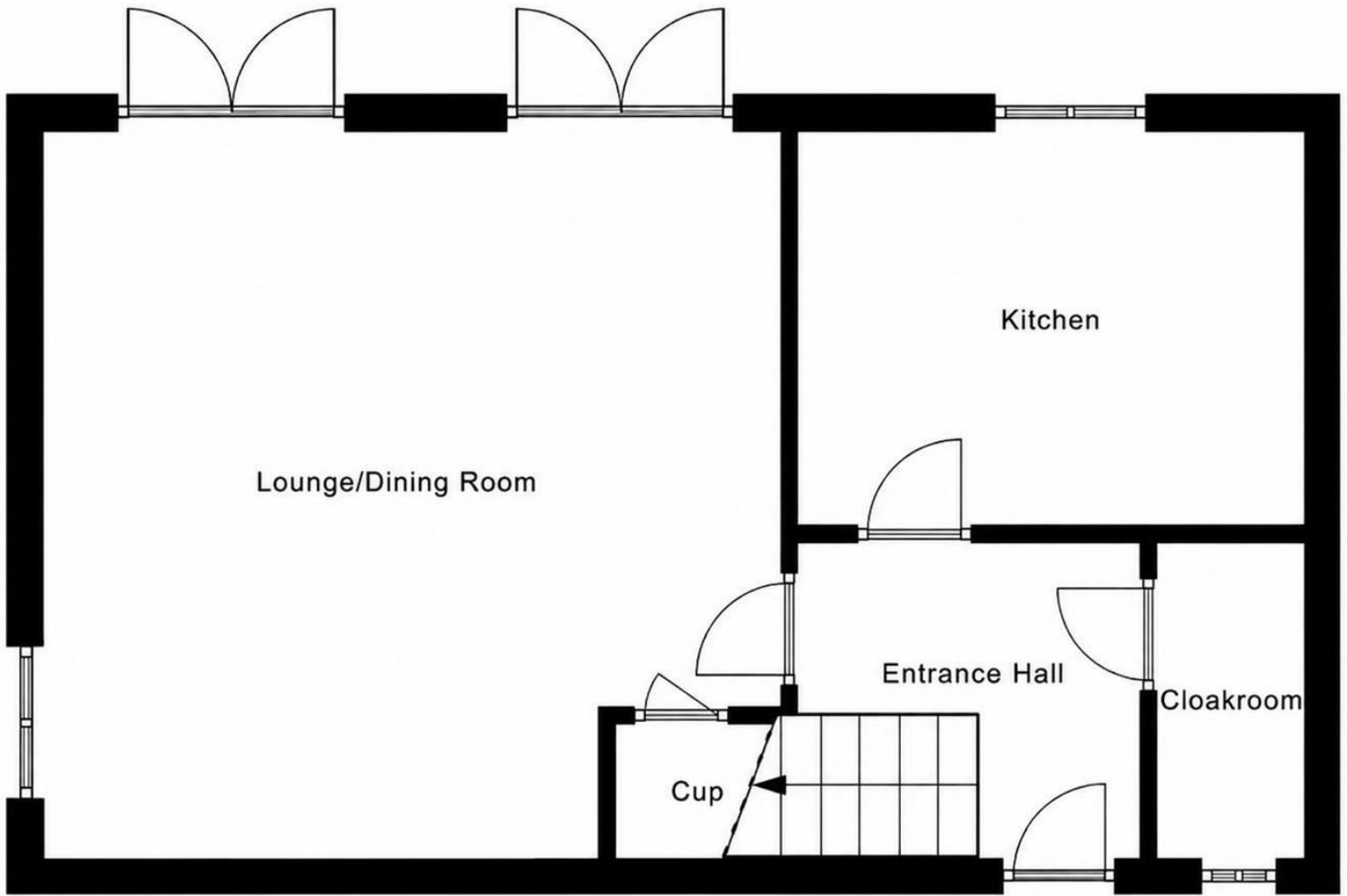
Energy Performance Rating

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		76	
(55-68) D			
(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

