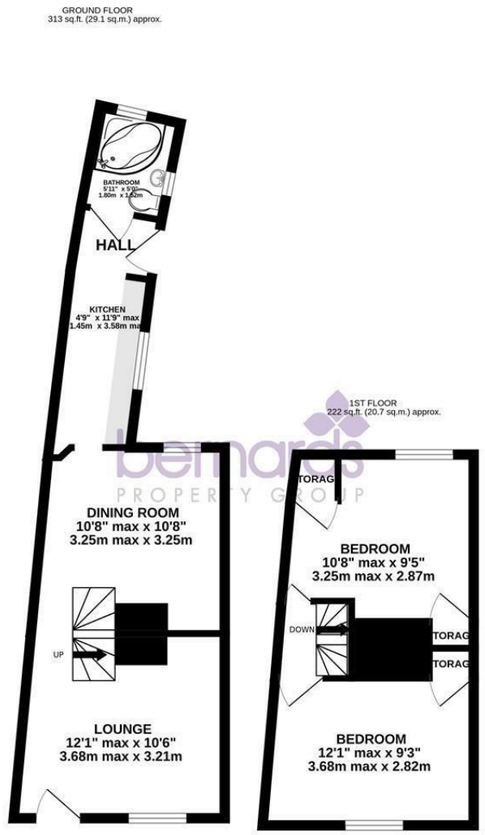




TO LET

£1,300 Per Calendar Month

The Avenue, Gosport PO12 2JX

bernards THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- AVAILABLE NOW
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- COTTAGE
- SOUGHT AFTER LOCATION
- STORAGE THROUGHOUT
- REAR GARDEN WITH SHED
- GAS CENTRAL HEATING
- FIREPLACES

Available now is this beautiful two bedroom cottage in The Avenue.

The ground floor offers two separate reception rooms, providing flexible living and dining space, together with a fitted kitchen and downstairs bathroom. The property benefits from useful storage throughout.

Upstairs are two double bedrooms, making the property ideal for a couple or small family.

Outside, the property features a low-maintenance rear garden with a brick-built shed, offering additional practical storage.

Conveniently located for local amenities and transport links, this charming cottage is ready for immediate occupation.

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.







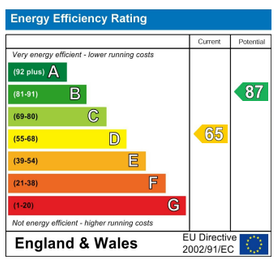












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