

£1,450 Per Calendar Month

Rothesay Road, Gosport PO12 4PU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ TERRACED FAMILY HOME
- ❖ MODERN KITCHEN
- ❖ 2 RECEPTION ROOMS
- ❖ PETS CONSIDERED
- ❖ GARAGE OFFERING OFF ROAD PARKING FOR ONE CAR
- ❖ LARGE GARDEN
- ❖ GAS CENTRAL HEATING
- ❖ AVAILABLE WITH NO DEPOSIT OPTION
- UPSTAIRS BATHROOM

3-Bedroom Family Home in Elson – Available November with No Deposit Option

Bernards are pleased to present this well-maintained three-bedroom house situated in the highly sought-after Elson area, offering convenient access to local schools, shopping facilities, and a range of amenities.

The property features two spacious reception rooms, providing versatile living and dining spaces and the modern kitchen is thoughtfully designed and equipped.

Accommodation comprises two generously sized double bedrooms and a single bedroom, offering flexible options for families, guests, or home working. The house also benefits from gas central heating throughout.

Externally, the property boasts a large garden, providing ample space. To the rear, there is a garage which offers valuable off-road parking, with additional parking available on the street.

This property is available early November, offered with a no deposit option. For further information or to arrange a viewing, please contact us today!

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.

TENANCY FEES

Tenant Fees Act 2019

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

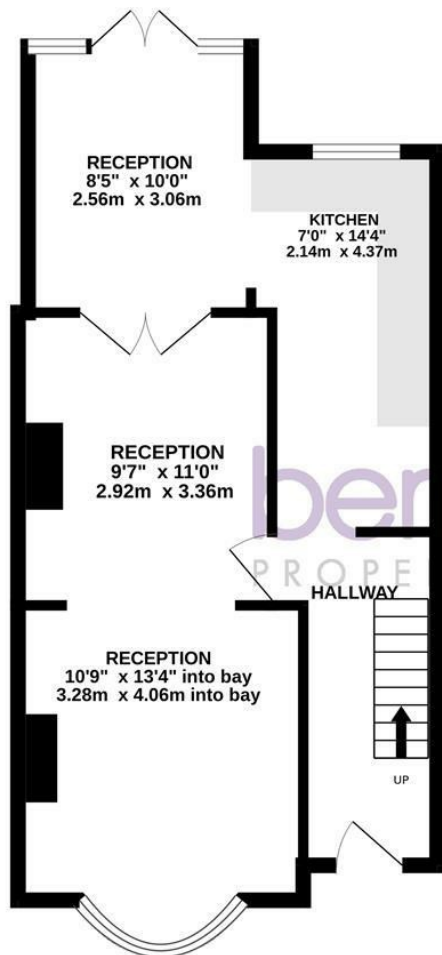
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



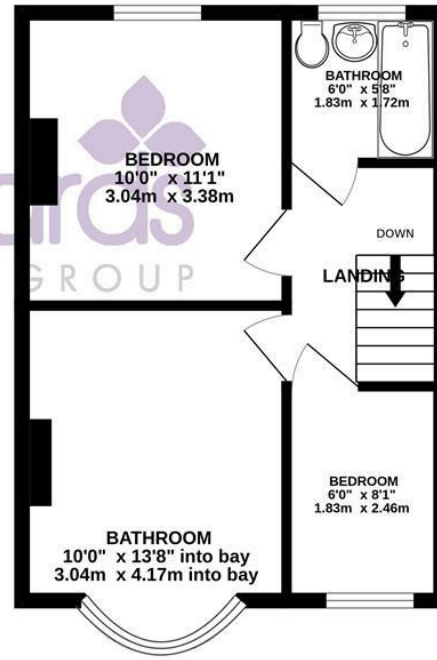
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.

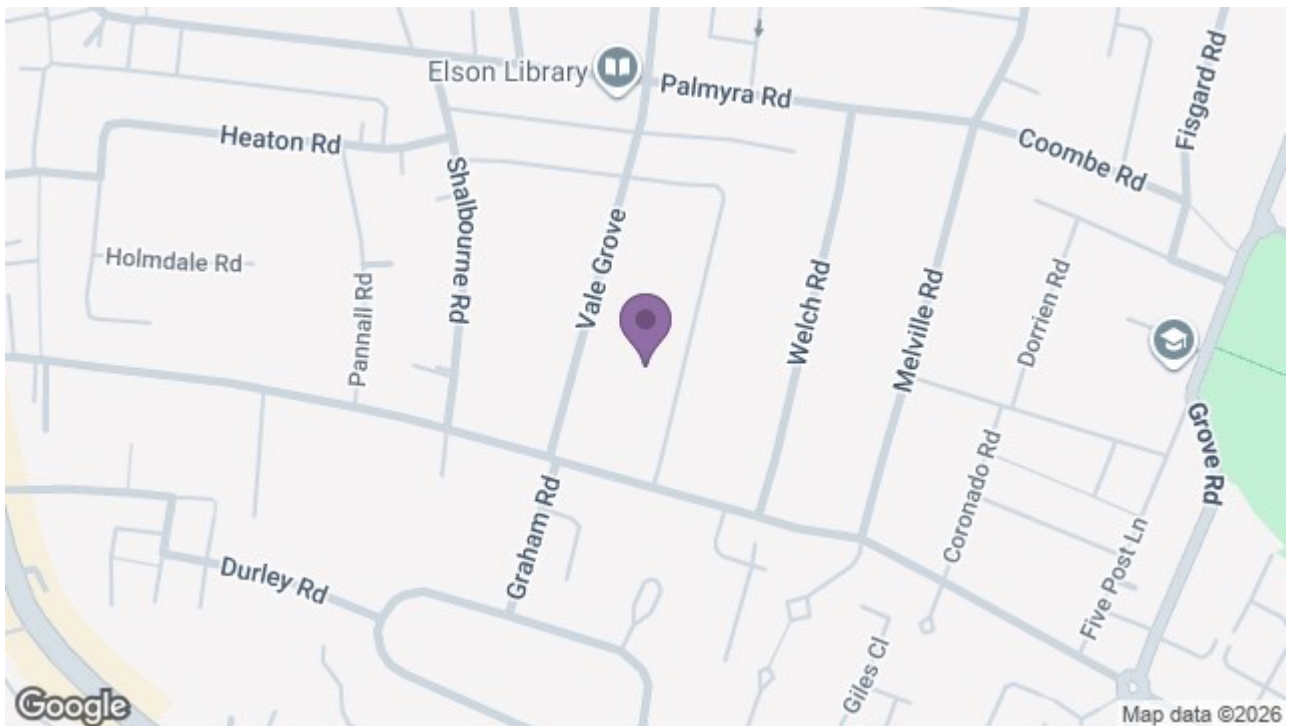


1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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