

£1,450 Per Calendar Month

Westland Drive, Lee-On-The-Solent
PO13 8GJ



HIGHLIGHTS

- ❖ AVAILABLE THIS MONTH
- ❖ TWO DOUBLE BEDROOMS
- ❖ FAMILY BATHROOM
- ❖ EN-SUITE SHOWER ROOM
- ❖ BUILT IN STORAGE THROUGHOUT
- ❖ DOWNSTAIRS W.C
- ❖ END OF TERRACE/SIDE ACCESS
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ OPEN PLANNED LOUNGE/DINER
- ❖ LOW MAINTENANCE GARDEN

Situated within the popular Cherque Farm development in Lee-on-the-Solent, this well-presented two double bedroom end-of-terrace home offers spacious and practical accommodation, a low-maintenance garden and the added benefit of two allocated parking spaces directly to the front of the property.

The ground floor comprises a welcoming entrance with a convenient downstairs W.C, a fitted kitchen, and a separate lounge/dining room providing an excellent space for both relaxing and entertaining. A particularly useful large storage cupboard offers plenty of room for coats, shoes and everyday essentials.

French doors from the lounge/diner open directly onto the low-maintenance rear garden, which features a garden shed and benefits from side

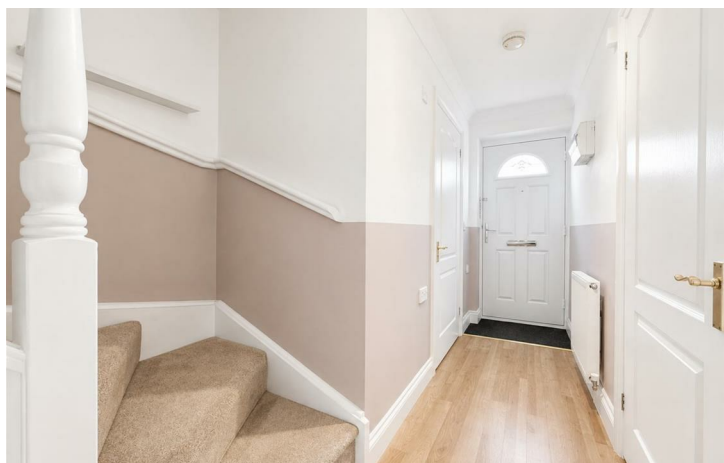
access, a particular advantage of the property's end-of-terrace position.

Upstairs, there are two generously sized double bedrooms, both benefiting from built-in wardrobes. The main bedroom also enjoys its own en-suite shower room, while the family bathroom is fitted with a bath and overhead shower. There is also access to the loft, providing additional storage potential.

Cherque Farm is a sought-after residential development with parks and green spaces within the development, making it an attractive setting. Lee-on-the-Solent offers a great combination of coastal living and convenient access to local amenities.

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





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



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.

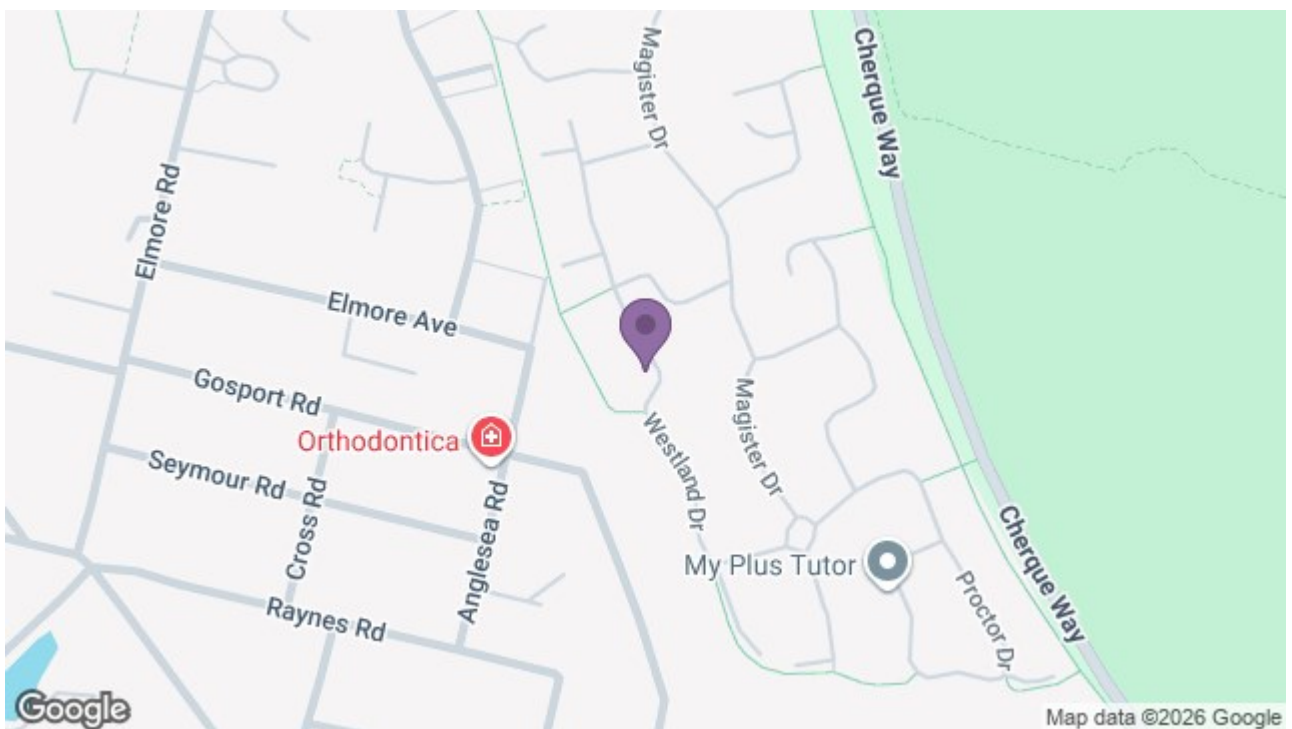
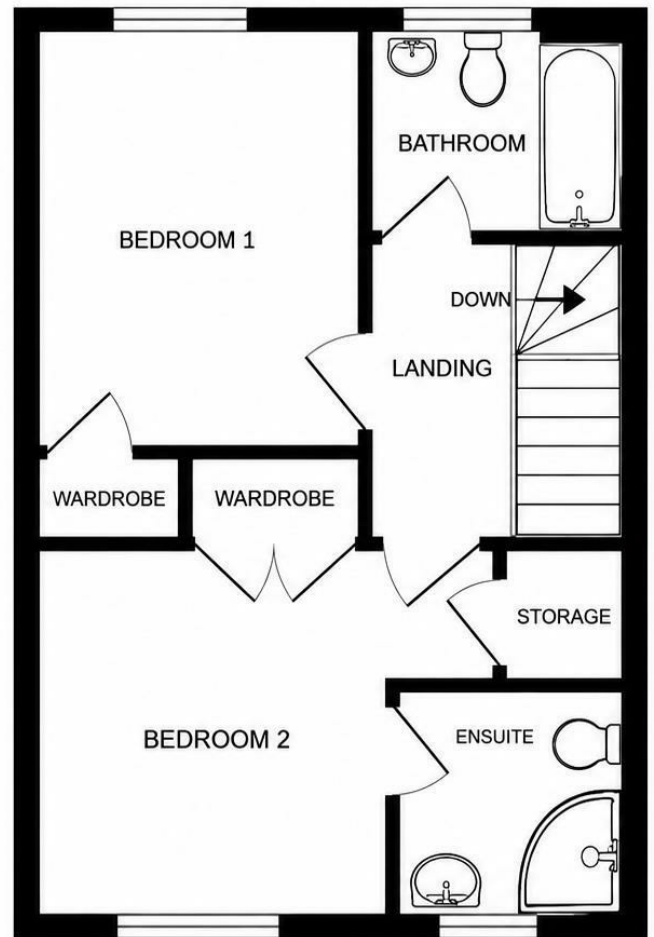
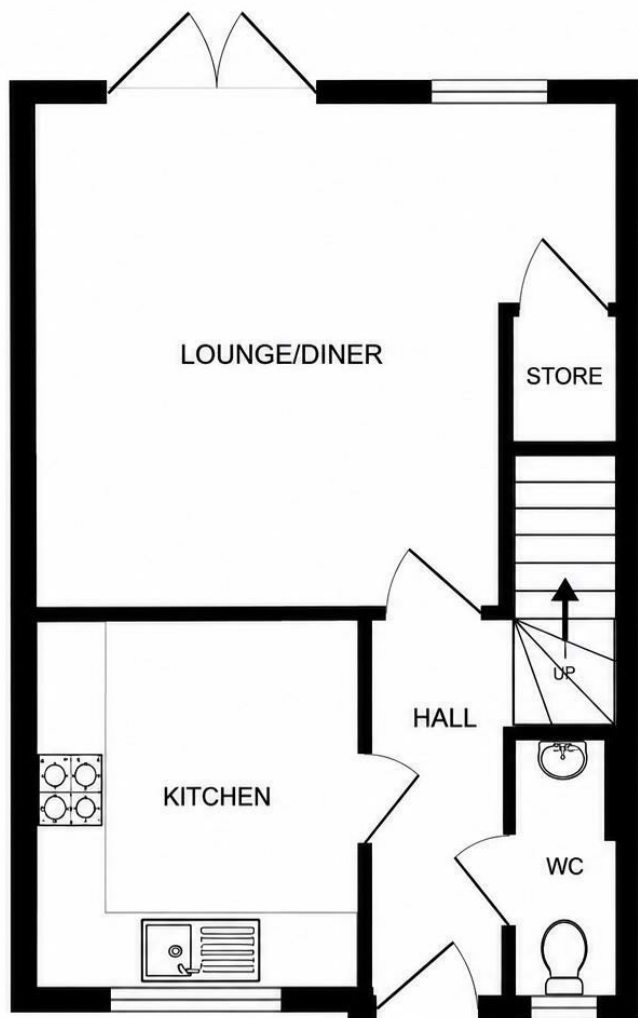
Right To Rent

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		87
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

