TO LET

£1,700 Per Month

Magennis Close, Gosport PO13 9XL

bernards
THE ESTATE AGENTS





3 1 1

HIGHLIGHTS

- THREE BEDROOM FAMILY HOME
- GARAGE
- OFF ROAD PARKING
- 2 DOUBLE BEDROOMS
- 1 SINGLE BEDROOM
- UPSTAIRS SHOWER ROOM
- DOWNSTAIRS W/C
- MODERN THROUGHOUT
- LARGE GARDEN
- AVAILABLE NOW

Bernards are delighted to offer this modern three-bedroom link-detached family home, situated in Magennis Close Gosport. The property is well presented throughout and offers spacious and practical accommodation, making it an ideal family home.

The ground floor comprises an entrance hall, downstairs WC, modern kitchen and a spacious living area with access to the large rear garden. Upstairs, the property benefits from two generous double bedrooms, a further single bedroom and a modern shower room. There is also ample storage throughout the property.

Externally, the property boasts a large rear garden, along with a garage and off-road parking to the front, providing excellent additional storage and parking facilities.

Magennis Close is ideally located for easy access in and out of Gosport, with local shops and regular bus routes close by, making this a convenient location for commuters and families alike.

The property is available now and early viewing is highly recommended to fully appreciate the accommodation on offer.

Council Tax Band D.

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.

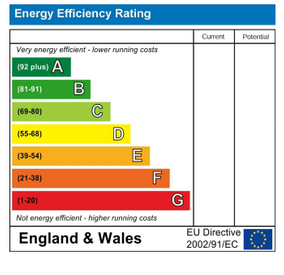
TENANT FEES

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.





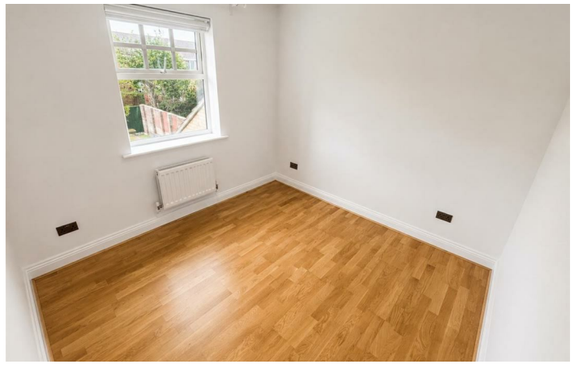














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