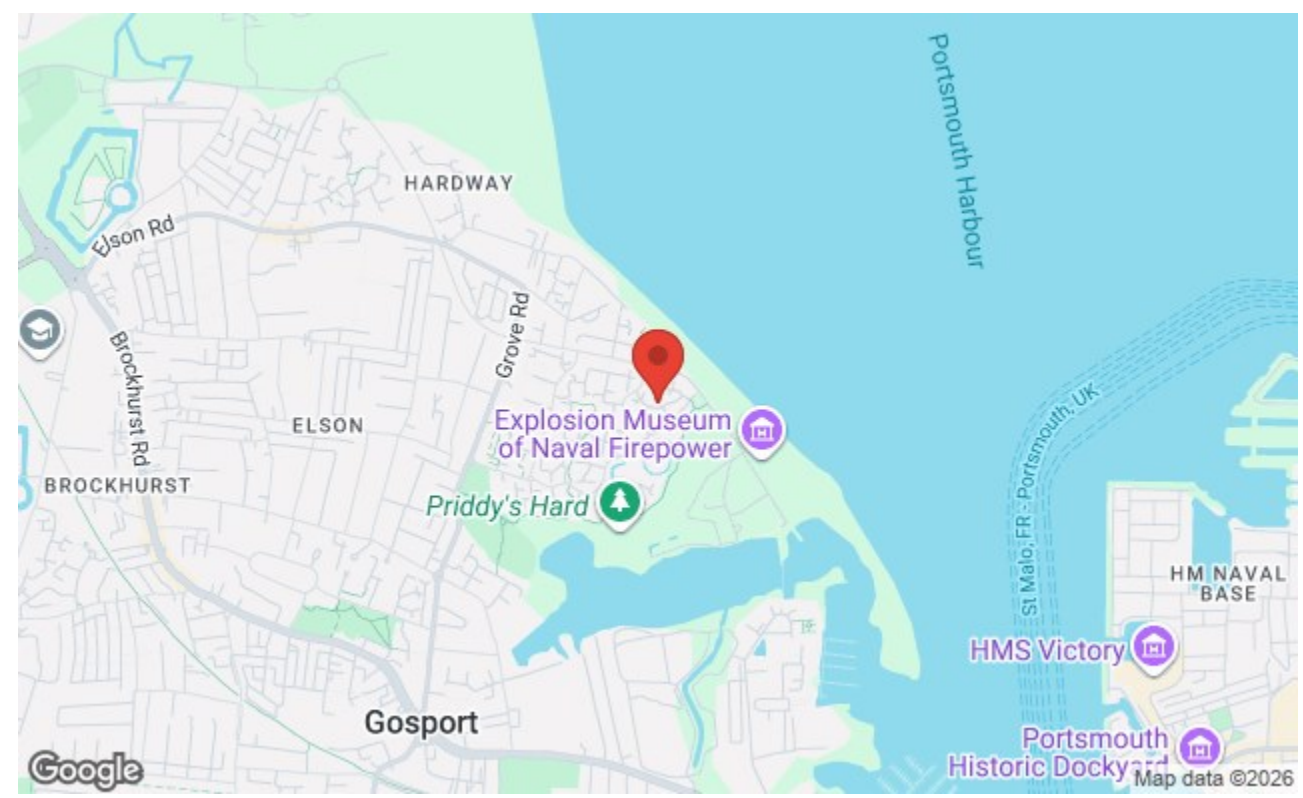


TO LET

£2,300 Per Calendar Month

Charlotte Drive, Gosport PO12 4GS



4 bedrooms, 2 bathrooms, 3 sofas

HIGHLIGHTS

- ❖ AVAILABLE APRIL
- ❖ FOUR DOUBLE BEDROOMS
- ❖ NEW BATHROOM
- ❖ EN-SUITE SHOWER ROOM
- ❖ ADDITIONAL STUDY
- ❖ DOWNSTAIRS W.C
- ❖ OUTHOUSE IN GARDEN
- ❖ DOUBLE GARAGE
- ❖ LARGE DRIVEWAY
- ❖ CONSERVATORY

AVAILABLE WITH NO DEPOSIT Situated in the highly sought-after waterfront area of Priddy's Hard, this substantial four-bedroom detached home is available to rent from mid-April and offers generous, well-balanced accommodation ideal for families or professional tenants. Located within easy reach of waterfront walks and local amenities in Gosport, the property combines space, practicality and a desirable coastal setting.

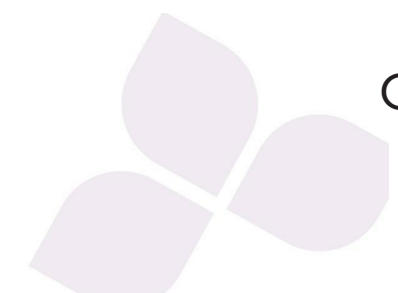
bedrooms, served by a main family bathroom and an en-suite shower room to the principal bedroom, creating comfortable and flexible accommodation for growing families.

The ground floor provides excellent living space, including a spacious separate lounge, a well-proportioned kitchen/diner perfect for everyday family life and entertaining, and a bright conservatory overlooking the garden. There is also a dedicated study, ideal for those working from home, along with a convenient downstairs W.C.

Externally, the home continues to impress with a large private driveway providing parking for up to four vehicles, in addition to a double garage offering further parking or storage options. The enclosed rear garden provides a pleasant outdoor space and benefits from an outhouse with power, ideal for use as a home office, gym or hobby room.

Early viewing is highly recommended to appreciate the space and setting on offer.

Upstairs, the property offers four well-sized



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:

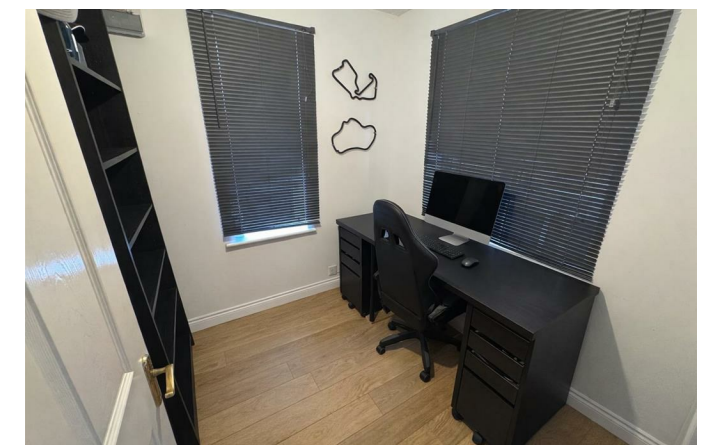
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.

FLATFAIR DEPOSIT DISCLAIMER

This property is available with a Deposit-Free option which means that instead of paying a traditional five weeks security deposit, you pay a fee of 28% of the rent VAT to become a member of flatfair (a deposit-free renting scheme) which significantly reduces the upfront costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage. More details available at flatfair.co.uk.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(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	

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