

£1,400 Per Calendar Month

St. Francis Road, Gosport PO12
2UG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2 BEDROOM HOUSE
- ❖ AVAILABLE DECEMBER
- ❖ WILL UNDERGO LIGHT REFURBISHMENT
- ❖ GARAGE
- ❖ ALLOCATED PARKING
- ❖ CUL-DE-SAC LOCATION
- ❖ PORCH
- ❖ DESIRABLE LOCATION
- ❖ AVAILABLE WITH DEPOSIT ALTERNATIVE
- COUNCIL TAX BAND C

Two Bedroom Mid Terraced House - St Francis Road Alverstoke

Situated in a desirable cul-de-sac location in Alverstoke, this well-presented two bedroom terraced house offers spacious accommodation and is ideally positioned within close proximity of the popular Stokes Bay Beach.

The property benefits from two generous double bedrooms, an open-plan lounge/diner providing a versatile living space, and gas central heating. The

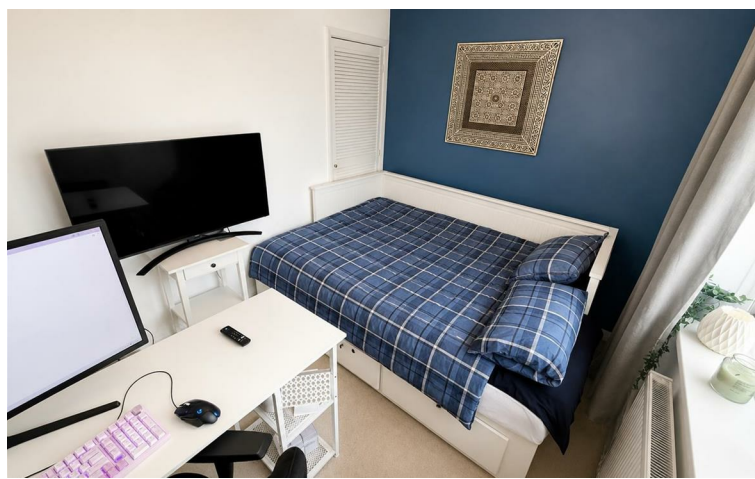
property will also undergo a light refurbishment, ensuring it is fresh and ready for the new tenants to make their home.

Externally, the property benefits from a garage and allocated parking, providing excellent off-road parking and additional storage. Its sought-after location offers easy access to Stokes Bay, local amenities and transport links, making this an ideal home for a variety of tenants.

Available December. Council Tax Band C.

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 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.

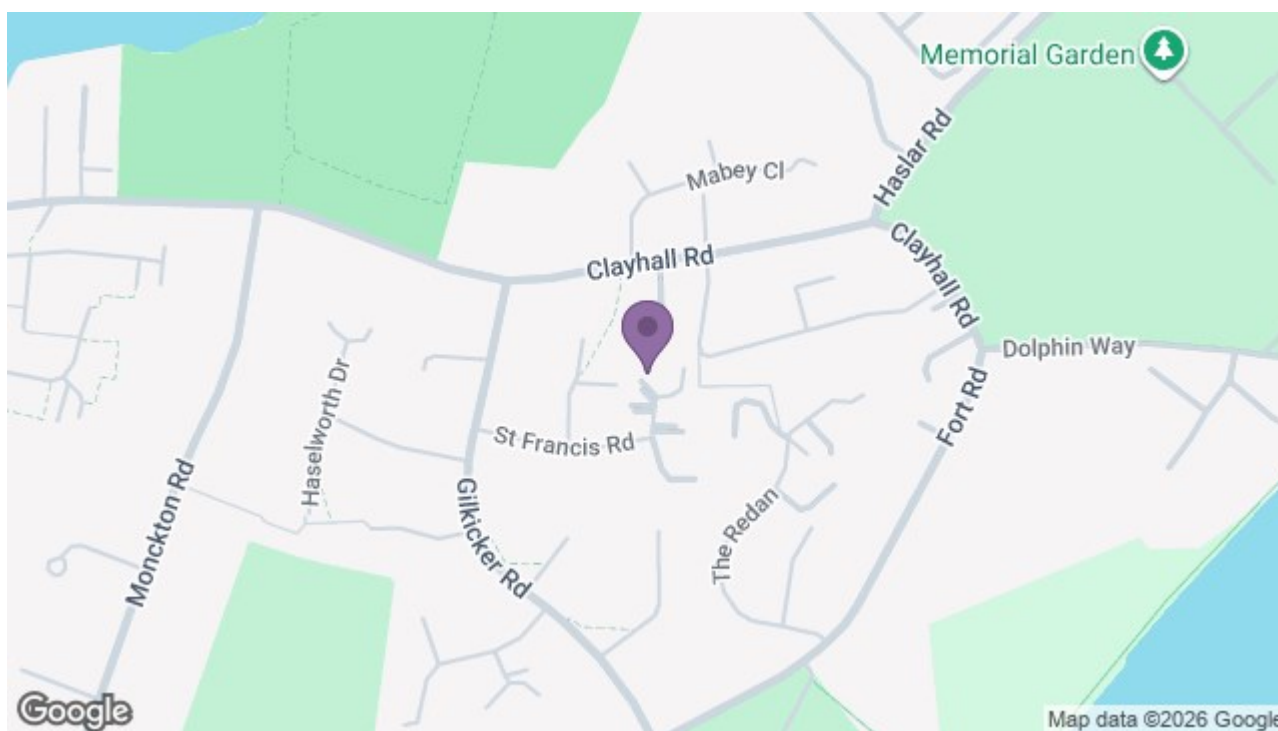
RIGHT TO RENT

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		
(81-91) B		
(69-80) C		
(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

