

£1,450 Per Calendar Month

Courageous Road, Lee-On-The-Solent PO13 9GD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE THIS MONTH
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE SHOWER ROOM
- ❖ FAMILY BATHROOM
- ❖ DOWNSTAIRS W/C
- ❖ FITTED KITCHEN
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ INTEGRATED WHITE GOODS
- ❖ LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION

Available This Month! Beautifully presented two-bedroom semi-detached home, ideally located in the sought-after Daedalus Estate in Lee-on-the-Solent, offering a bright and welcoming layout, this property is perfect for professionals, couples, or small families looking for comfort, style, and convenience close to the seafront.

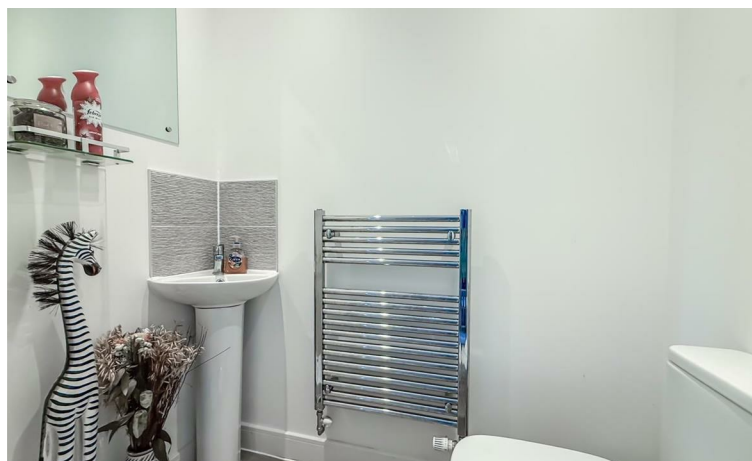
The home features a spacious master bedroom with its own en suite shower room, a contemporary main bathroom, and a handy downstairs W.C. The

modern kitchen/diner comes complete with integrated appliances, providing an ideal space for cooking and entertaining. A light and airy lounge sits at the rear of the property, with French doors opening directly onto a beautifully landscaped garden.

Additional benefits include two allocated parking spaces, ensuring ease and practicality. Available this month, this lovely home offers the perfect opportunity to settle into a desirable coastal community without delay.

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





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PROPERTY INFORMATION

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.

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		96
(81-91) B	84	
(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

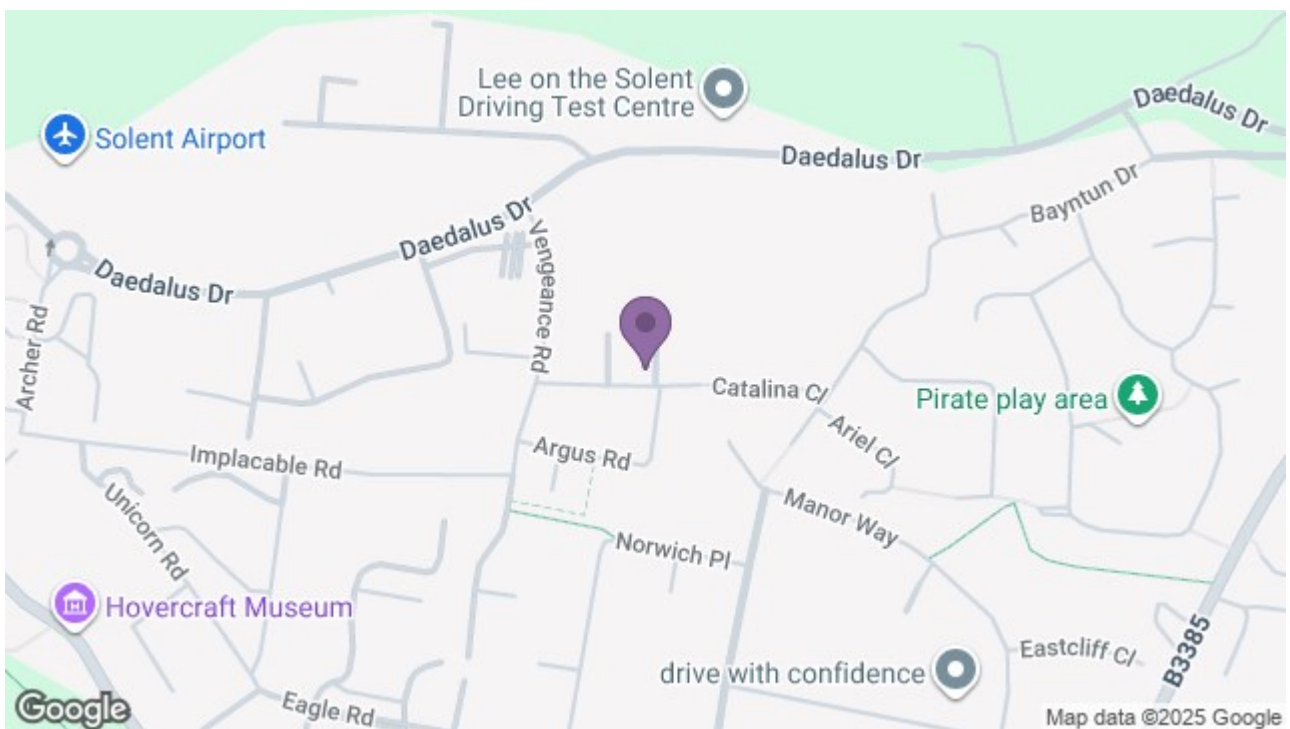


First Floor



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.

21 Courageous Road



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