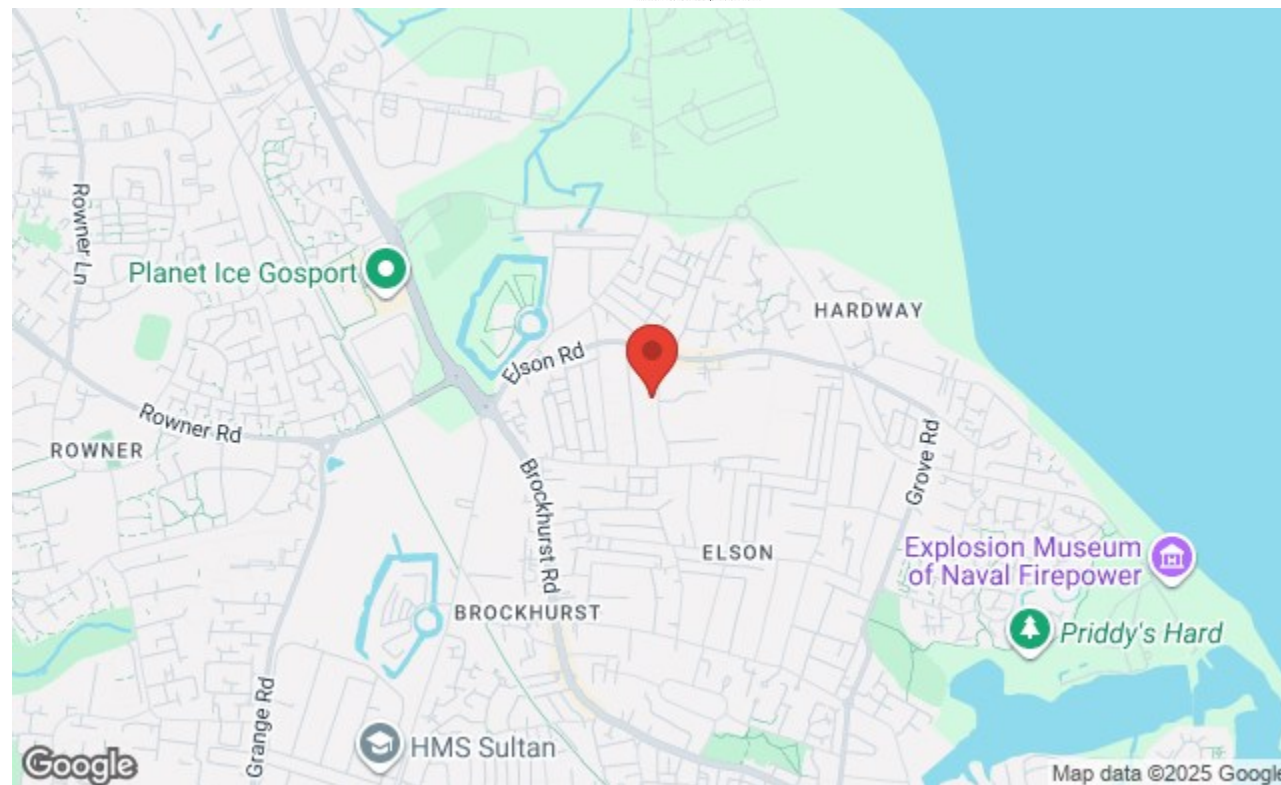


TOTAL FLOOR AREA: 1161 sq. ft. (107.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TO LET

£1,400 Per Calendar Month

Elson Lane, Gosport PO12 4EU

bernards
THE ESTATE AGENTS



3 **1** **2**

HIGHLIGHTS

- ❖ AVAILABLE DECEMBER
- ❖ 3 BEDROOM FAMILY HOME
- ❖ SOUGHT AFTER LOCATION
- ❖ NO DEPOSIT OPTION
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ CLOSE TO ELSON INFANT & JUNIOR SCHOOL
- ❖ LARGE KITCHEN / DINER
- ❖ CONSERVATORY
- AMPLE STORAGE

Three Bedroom Family Home in Elson - Available December with No Deposit Option!

A spacious and well-presented three-bedroom end-of-terrace family home, situated in the highly sought-after Elson area. Ideally located within walking distance of Elson Infant and Junior Schools, as well as a range of local shops, parks and amenities, this property offers an excellent blend of comfort and convenience for family living.

The ground floor features a bright and welcoming lounge that enjoys plenty of natural light, leading through to a generous kitchen/diner with ample worktop and storage space. To the rear, a

conservatory provides an additional versatile living space.

Upstairs, the property offers two well-proportioned double bedrooms along with a comfortable single bedroom, all served by a neatly presented family bathroom.

Externally, the home benefits from a garage and off-road parking.

Set within a popular residential location, this lovely home offers generous accommodation throughout and represents an excellent opportunity for those looking to move into the area. Early viewing is strongly recommended.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



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:

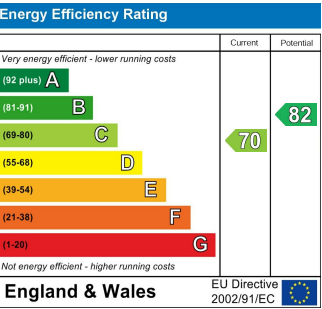
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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



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