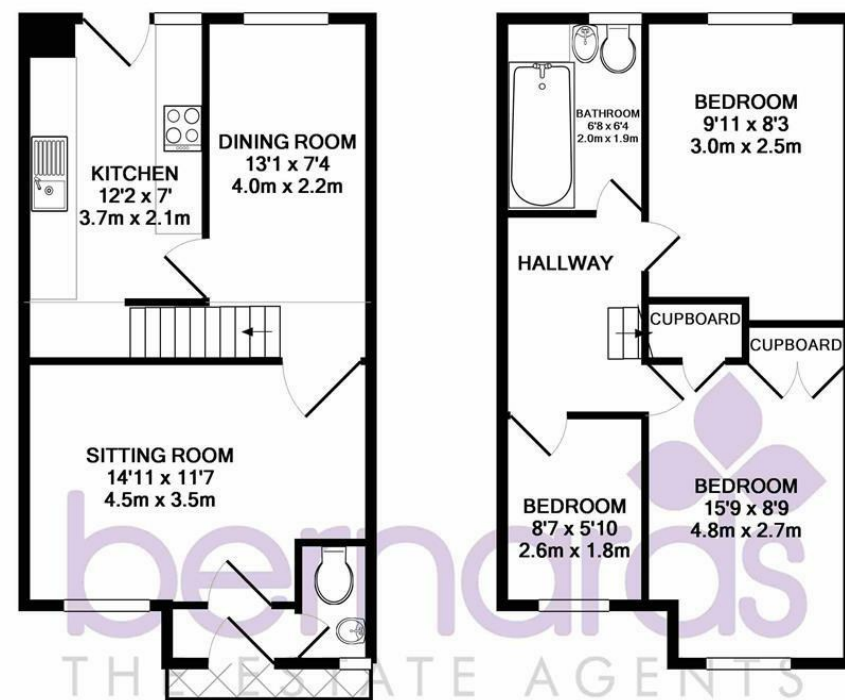




1ST FLOOR

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



FOR SALE

£1,400 PCM

Azalea Close, Havant PO9 2FL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI-DETACHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ DOWNSTAIRS W/C
- ❖ CUL DE SAC LOCATION
- ❖ EXCELLENT TRANSPORT LINKS
- ❖ MOVE IN NOVEMBER

We are delighted to welcome this three bedroom, light and airy semi detached property to the rental market, located on the highly regarded Havant area, in close proximity to local shops, schools, and restaurants.

This immaculately presented house boasts off road parking on a tarmac driveway, garage, lounge, dining room, a modern fitted kitchen and a downstairs W/C. The first floor benefits from three bedrooms, and a well proportioned family bathroom.

With the added bonus of gas central heating, double glazed windows throughout, a rear garden, this property will make the perfect family home. Viewings are strongly recommended to avoid missing out, so call the Waterlooville branch on 023 9223 2888.

Call today to arrange a viewing

02392 482147

www.bernardsestates.co.uk



PROPERTY INFORMATION

OUTSIDE FRONT

Off road parking, garage with power and lighting.

ENTRANCE HALL

Smooth ceiling, smooth walls, radiator, tiled flooring, doors to w/c and living room.

W/C

Smooth ceiling, smooth walls, window to front aspect, hand wash basin, w/c, tiled flooring.

LOUNGE

14'11 x 11'7 (4.55m x 3.53m)

Smooth ceiling, smooth walls, window to front aspect, radiator, TV point, carpet flooring.

DINING ROOM

13'1 x 7'4 (3.99m x 2.24m)

Smooth ceiling, smooth walls, window to front aspect, radiator, carpet flooring, stairs to first floor, doors leading to kitchen

KITCHEN

12'2 x 7 (3.71m x 2.13m)

Smooth ceiling, partly tiled walls, range of eye and base level units with roll top surfaces, 4 ring gas hob with extractor hood over and electric oven under. Cupboard under the stairs, radiator, stainless steel sink, space for fridge freezer and washing machine, wall mounted boiler, window to rear aspect, door leading to garden.

BEDROOM ONE

15'9 x 8'9 (4.80m x 2.67m)

Smooth ceiling, smooth walls, window to front aspect, radiator, two built in cupboards, carpet flooring.

BEDROOM TWO

9'11 x 8'3 (3.02m x 2.51m)

Smooth ceiling, smooth walls, window to rear aspect, radiator, carpet flooring.

BEDROOM THREE

8'7 x 5'10 (2.62m x 1.78m)

Smooth ceiling, smooth walls, window to front aspect, carpet flooring.

BATHROOM

6'8 x 6'4 (2.03m x 1.93m)

Smooth ceiling, partly tiled walls, window to rear aspect, enclosed panel bath with shower over. Hand wash basin, w/c, wall mounted heated towel rail, laminate flooring.

GARDEN

Enclosed garden with a patio which leads onto lawn area.

COUNCIL TAX BAND

The local authority is Havant borough council. BAND : C YEARLY £: 1329 MONTHLY £: 132.90

SCHOOL CATCHMENT

Ages 4-10: Sharps Copse Primary and Nursery School Ages 11-16: Havant Academy

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

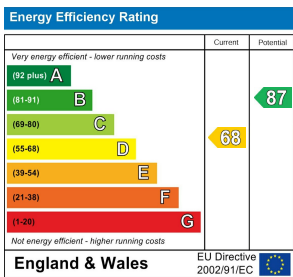
TENANT FEES

Tenancies entered prior to 01st June 2019 fees still payable:
Renewal £100 plus VAT
Releasing a Reference to new Agent or Landlord £25 plus VAT
Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019
Company Let £500 plus VAT
Change of agreement requested by tenant £50.00 including VAT
Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.

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.



Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

