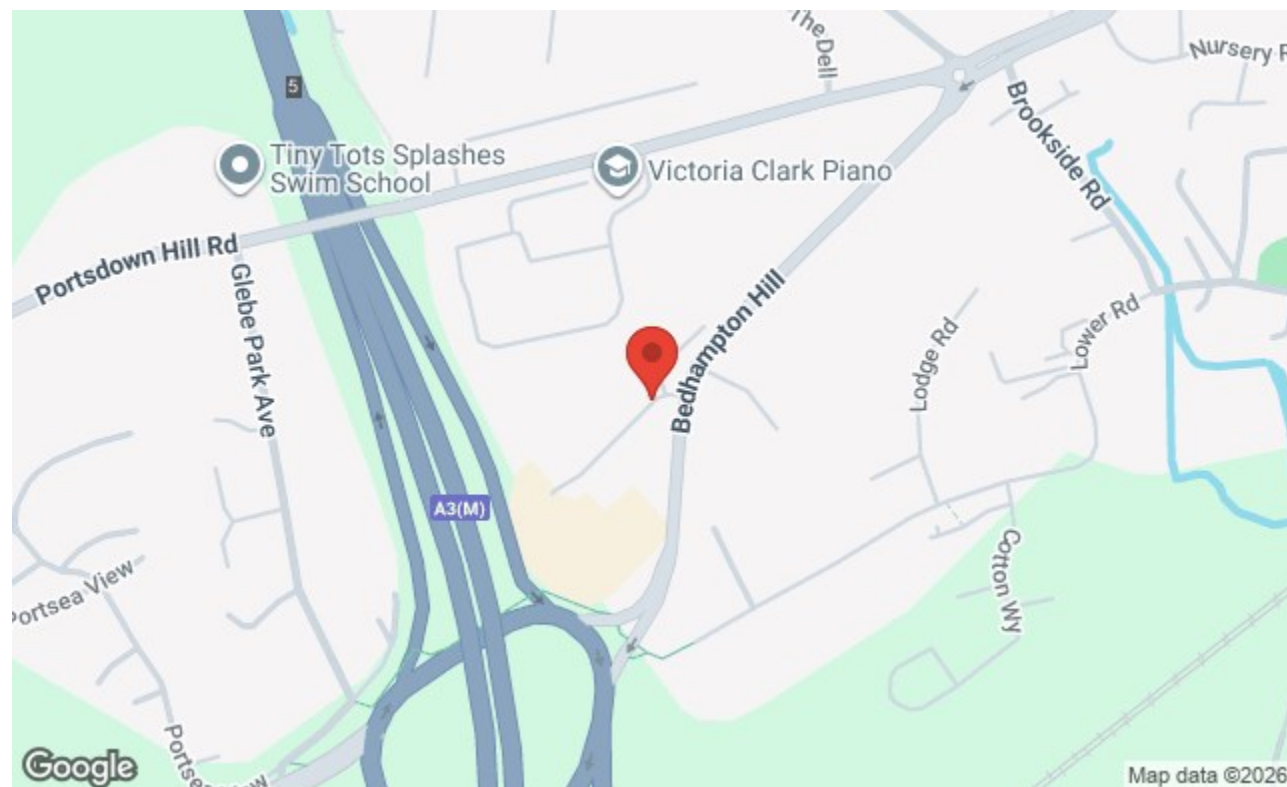




£800

Bedhampton Hill, Havant PO9 3JW

bernards
THE ESTATE AGENTS



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



HIGHLIGHTS

- ❖ DOUBLE ROOM TO RENT
- ❖ FULL ACCESS TO ALL LIVING SPACES
- ❖ SPACIOUS SHARED LOUNGE
- ❖ OPEN-PLAN KITCHEN
- ❖ SEPARATE UTILITY ROOM
- ❖ BILLS SHARED WITH HOUSEHOLD
- ❖ SHARED BATHROOM WITH BATH AND SEPARATE SHOWER
- ❖ ACCESS TO DRIVEWAY
- ❖ USE OF GARDEN
- ❖ FLEXIBLE MOVE-IN AVAILABLE

This well-presented double room is available in a spacious house, offering full access to all shared areas. The property features a generous lounge, an open-plan kitchen, and a separate utility room, creating a comfortable and sociable living environment. Household bills are shared, and residents benefit from use of the driveway and a garden. The room includes access to a shared bathroom fitted with both a bath and a separate shower. Flexible tenancy terms allow for a move-in at a time that suits you.

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



PROPERTY INFORMATION

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.

AVAILABLE DATE

Available Now



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		73	79
England & Wales			



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