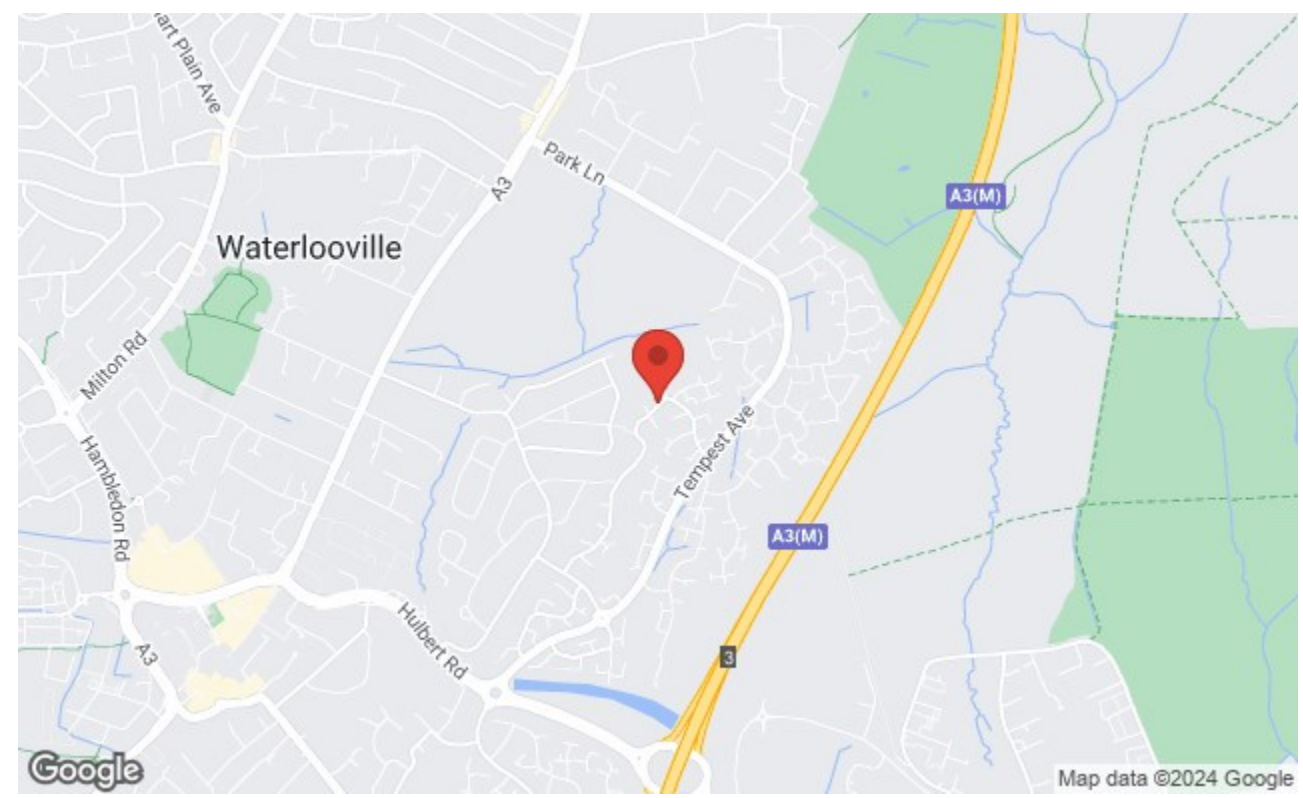




£1,200 PCM

Lysander Way, Waterlooville PO7 8LL



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HIGHLIGHTS

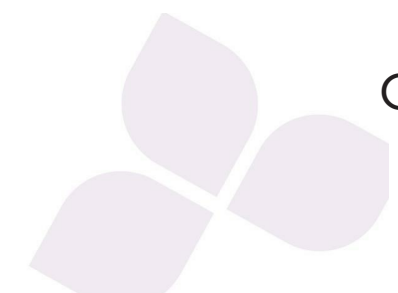
- ❖ SEMI DETACHED HOUSE
- ❖ TWO BEDROOMS
- ❖ LOUNGE/DINER
- ❖ REAR GARDEN
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ AVAILABLE MAY
- ❖ A MUST VIEW

Bernards are delighted to bring to the lettings market this well presented two bedroom semi detached house located in Lysander Way, Waterlooville.

The property comprises of a light and airy lounge/diner with stairs leading up to the first floor, a modern fitted kitchen with a double glazed door leading through to the rear garden, two double bedrooms and a family bathroom. The property has a great sized garden and garage.

Other benefits include off road parking for multiple cars, gas central heating, double glazing and a garage. This property will not be on the lettings market for much longer so give our Waterlooville branch a call today on 02392 232 888.

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

OUTSIDE FRONT

Lawned area, off road parking for 2-3 cars, access to garage and rear garden.

PORCH

Smooth ceiling and smooth walls, door leading to lounge.

LOUNGE

Smooth ceiling with inset spotlights and smooth walls, double glazed window to front aspect, radiator and stairs leading to first floor.

KITCHEN

Smooth ceiling with inset spotlights, range of wall and base units with roll top work surfaces, double glazed window to rear aspect, double glazed door leading to the rear garden, built in electric oven, gas hob with extractor fan over, space for fridge freezer and plumbing for washing machine.

FIRST FLOOR LANDING

Smooth ceiling, access to loft.

BEDROOM ONE

Smooth ceiling and smooth walls, double glazed window to the rear aspect, radiator and storage cupboard.

BEDROOM TWO

Smooth ceiling and smooth walls, double glazed window to the front aspect, radiator.

BATHROOM

Smooth coved ceiling, double glazed obscure window to the side aspect, low flush WC, panel enclosed bath with thermostatic shower over, vanity sink with inset hand wash basin, storage below and heated towel rail.

REAR GARDEN

Rear garden mainly laid to lawn with paved and decked patios enclosed by timber fencing.

TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

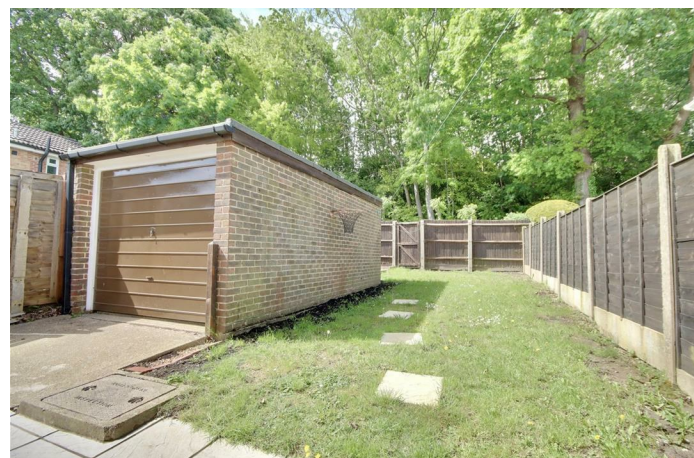
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

COUNCIL TAX BAND C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		67	
(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	



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