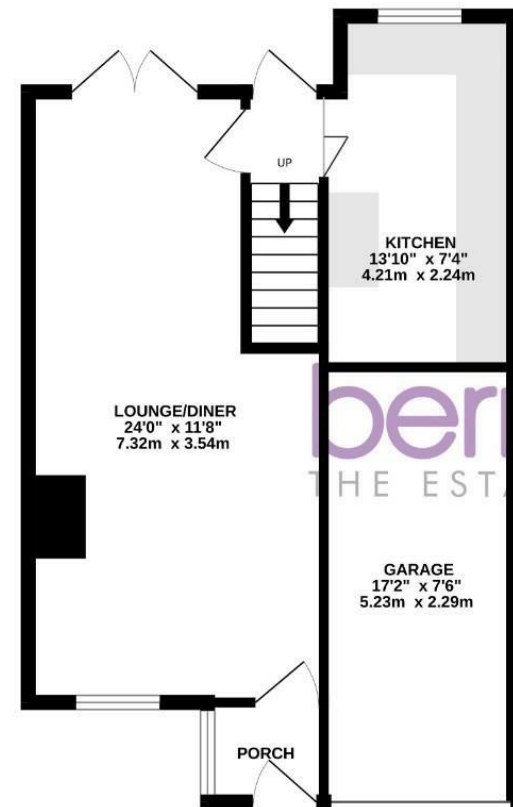
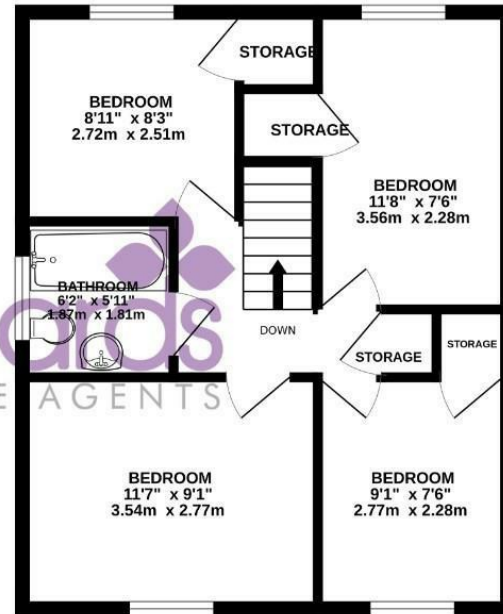


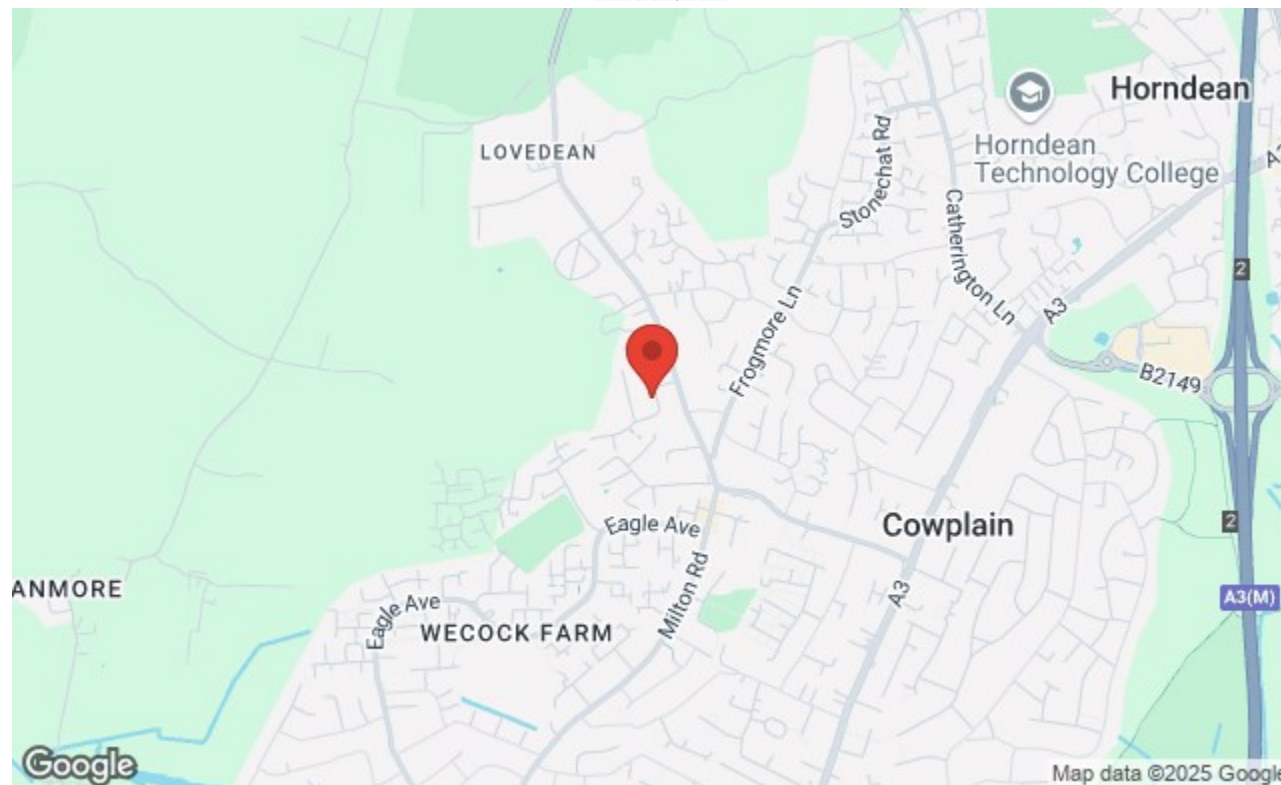
GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 967 sq.ft. (89.9 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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Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888



£1,700 Per Calendar Month

James Copse Road, Waterloooville PO8 9RG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI-DETACHED
- ❖ UNFURNISHED
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ SOUGHT AFTER LOCATION
- ❖ SPACIOUS LOUNGE/DINER
- ❖ REAR GARDEN
- ❖ AVAILABLE END OF MAY
- ❖ A MUST VIEW

*****FOUR BEDROOM SEMI-DETACHED HOME*****

We are delighted to be welcoming to the market, this charming four bedroom semi-detached on James Copse Road in the much requested location of Waterloooville

Benefitting from a fresh redecoration and being offered unfurnished, this large home is perfect for a new family to enjoy.

The ground floor of the property is

comprised of a large lounge/diner, which is flooded with natural light from the dual aspect windows. The ground floor is completed by the fitted kitchen.

The rear garden is a great size for a family, with a patio and lawned area.

Moving to the first floor, the property has four well-appointed bedrooms and a three-piece bathroom suite.

We strongly recommend booking an early viewing!

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



PROPERTY INFORMATION

PORCH
4'7" x 3'11" (1.40m x 1.19m)

LOUNGE/DINER
11'8" x 24' (3.56m x 7.32m)

KITCHEN
7'4" x 13'10" (2.24m x 4.22m)

BEDROOM ONE
11'7" x 9'1" (3.53m x 2.77m)

BEDROOM TWO
7'6" x 11'8" (2.29m x 3.56m)

BEDROOM THREE
7'6" x 9'1" (2.29m x 2.77m)

BEDROOM FOUR
8'11" x 8'3" (2.72m x 2.51m)

BATHROOM
6'2" x 5'11" (1.88m x 1.80m)

GARAGE
17'2" x 7'6" (5.23m x 2.29m)

COUNCIL TAX BAND C

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our team for further details and a quotation.

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.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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