

£1,500

Cotwell Avenue, Waterlooville PO8  
9AP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ TWO DOUBLE BEDROOMS
- ❖ SOUGHT-AFTER LOCATION
- ❖ OFF ROAD PARKING
- ❖ INTEGRAL GARAGE
- ❖ COWPLAIN LOCATION
- ❖ LARGE REAR GARDEN
- ❖ LARGE CONSERVATORY
- ❖ IDEAL FOR FAMILIES
- ❖ A MUST VIEW

### \*\*\*DETACHED BUNGALOW IN COWPLAIN\*\*\*

Bernards Waterlooville are delighted to welcome to the rental market, this detached bungalow, situated on the highly sought after Cotwell Avenue.

The property is set back from the road and enjoys a well maintained front lawn and off road parking and a garage.

Internally, the property is comprised of a large lounge, which is flooded with natural light. Moving through, the modern kitchen is finished to a good standard, with ample

space for a breakfast table. The kitchen moves through into 28ft conservatory which is a fantastic family space.

Completing the property are the two double bedrooms and three-piece bathroom.

A fantastic feature of the home is the huge rear garden, which has a large lawn and patio!

Available early June and offered unfurnished, we strongly advised booking an early viewing to avoid disappointment. Call us now to arrange a viewing!

Call today to arrange a viewing

02392 232 888

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## LOUNGE

15'9" x 13'1" (4.80m x 3.99m)

## CONSERVATORY

28'10" x 9'1" (8.79m x 2.77m)

## KITCHEN

12'9" x 12'6" (3.89m x 3.81m)

## BEDROOM ONE

12'1" x 11'1" (3.68m x 3.38m)

## BEDROOM TWO

12' x 10'2" (3.66m x 3.10m)

## BAHTHROOM

6' x 8'5" (1.83m x 2.57m)

## GARAGE

10' x 17'7" (3.05m x 5.36m)

## 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 e.g. 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);

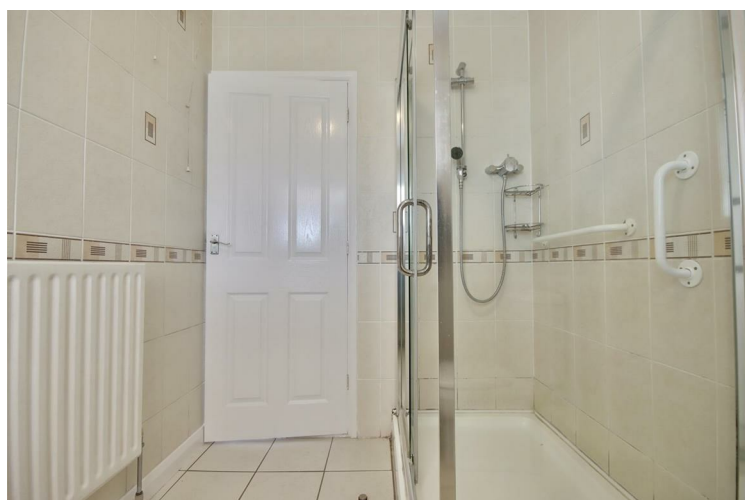
- Reasonable costs for replacement of lost keys or other security devices;

- 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.

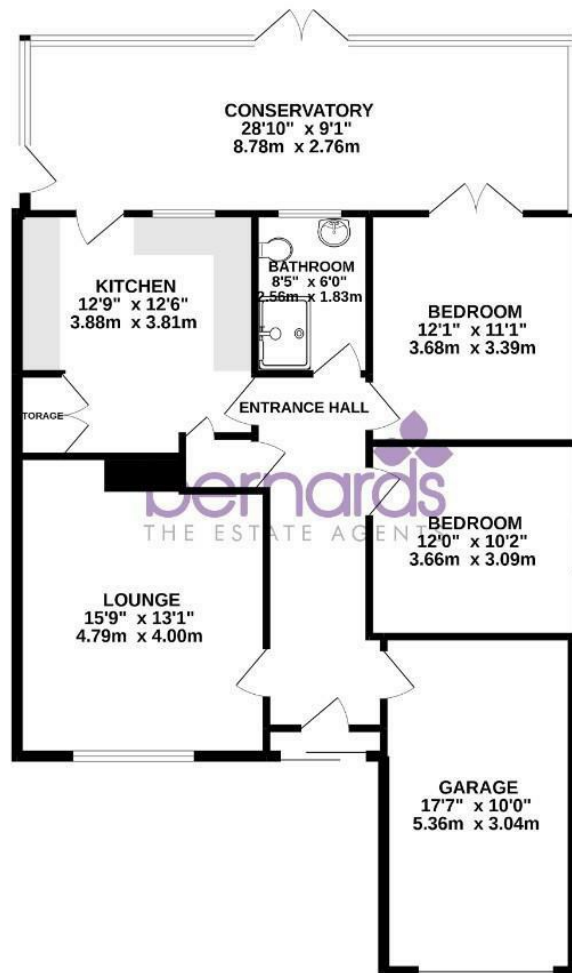
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



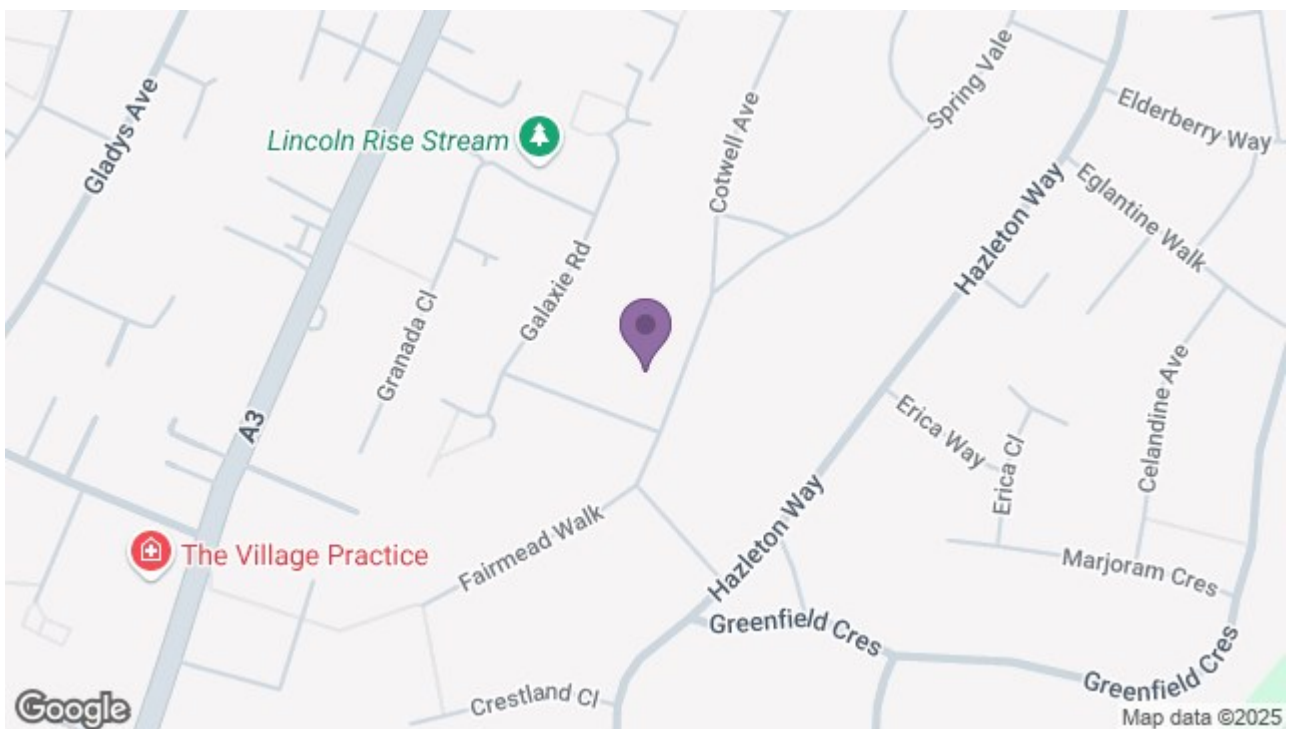
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR  
1207 sq.ft. (112.2 sq.m.) approx.



TOTAL FLOOR AREA: 1207 sq.ft. (112.2 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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