

£1,300 Per Calendar Month

Chidham Close, Havant PO9 1DP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2 BEDROOMS
- ❖ OPEN PLAN KITCHEN
- ❖ CLOSE TO LOCAL SCHOOLS
- ❖ BUILT IN WARDROBE
- ❖ SPACIOUS ROOMS
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND B
- ❖ SHED
- ❖ OFF ROAD PARKING
- ❖ GAS CENTRAL HEATING

Located in Chidham Close, Havant, this well-presented two-bedroom terraced house, this home is not one to be missed. Upon entering the property, you are welcomed by a bright and spacious open-plan kitchen and living room, creating a modern and sociable living space.

The home also offers a family bathroom and two well-sized

bedrooms that provide comfort and versatility.

To the rear, a private garden offers a great outdoor area for relaxing or entertaining, while the front driveway provides off-road parking for two vehicles.

Conveniently positioned close to local amenities, schools, and transport links, this property is ready to welcome new tenants.

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





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



PROPERTY INFORMATION

- PORCH
- KITCHEN
- LOUNGE
- BEDROOM 1
- BEDROOM 2
- BATHROOM
- GARDEN

Tenant Fees

Tenant Fees Act 2019

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

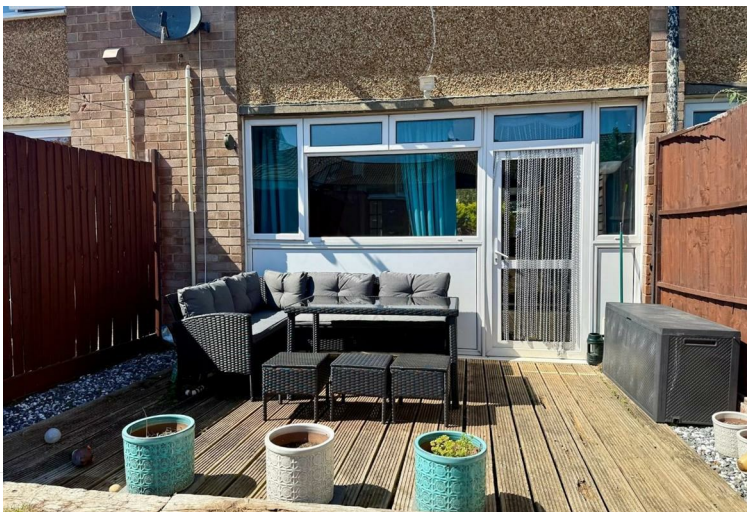
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

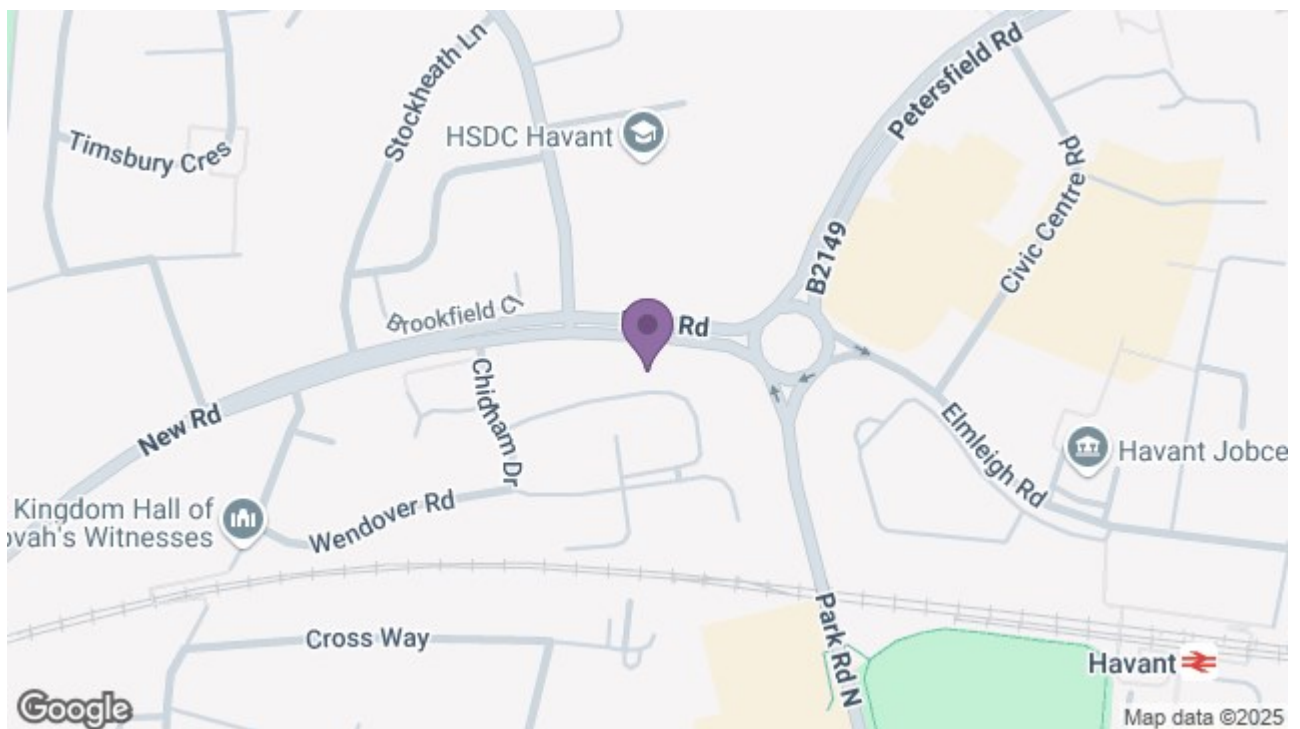
Right to Rent.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	68	
(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	





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

