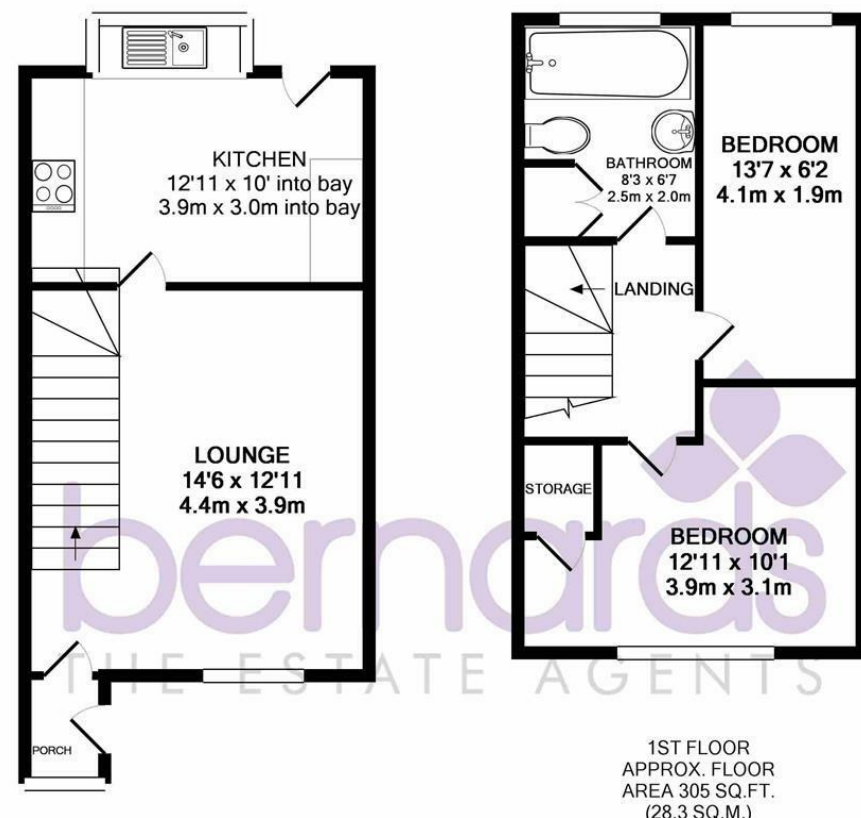


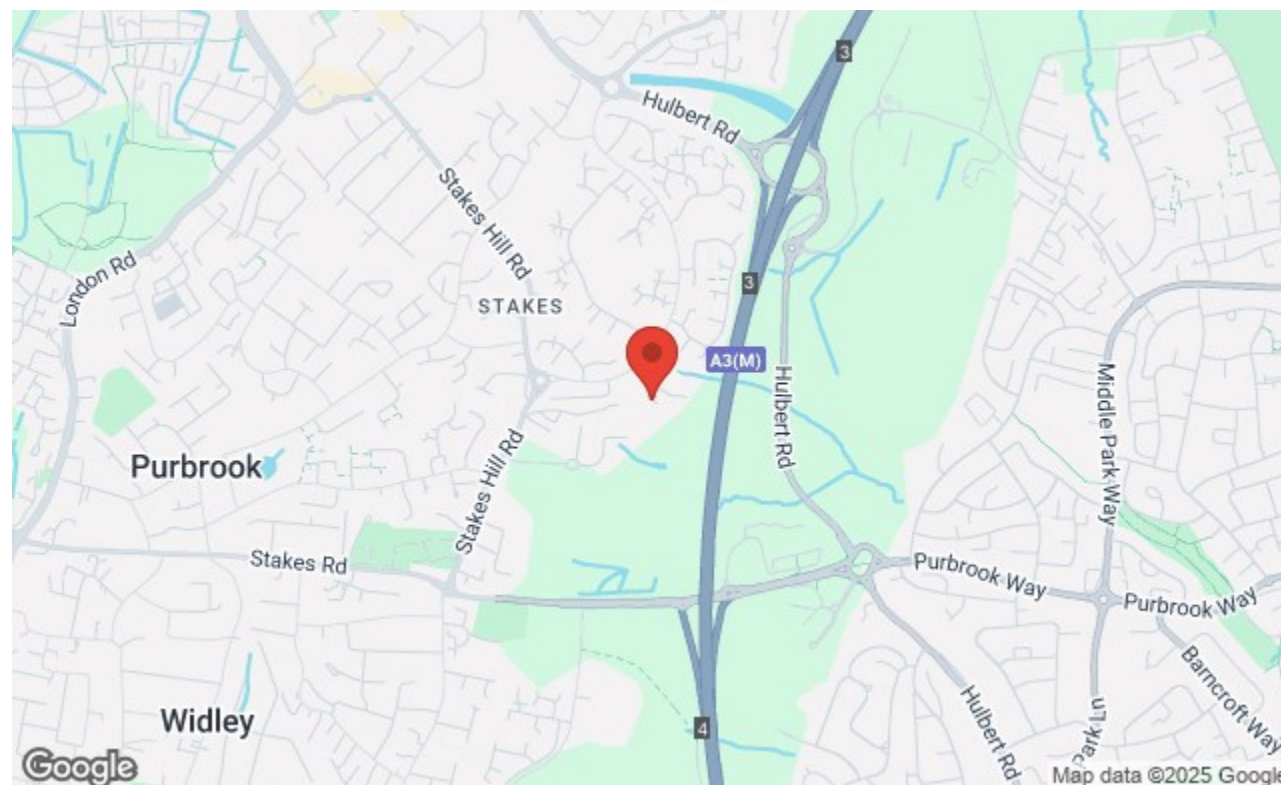


GROUND FLOOR
APPROX. FLOOR
AREA 314 SQ.FT.
(29.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 619 SQ.FT. (57.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2018



£1,250 PCM

Laurus Close, Waterloooville PO7 8EZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ RECENTLY REFURBISHED
- ❖ FITTED KITCHEN
- ❖ NEW FLOORING THROUGHOUT
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ REAR GARDEN
- ❖ IDEAL FOR PROFESSIONALS
- ❖ SOUGHT AFTER LOCATION
- ❖ UNFURNISHED
- A MUST VIEW

Bernards Estates welcome this two bedroom mid-terrace property to the rental market. choice. Call Bernards on 023 9223 2888 for more information.

The property comprises of a 15FT lounge, fitted kitchen with gloss units, a well maintained and low maintenance rear garden, two double bedrooms, a family bathroom and access to a boarded loft.

With the added benefits of off road parking for two cars and gas fired central heating, this lovely home will make a great rental

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



PROPERTY INFORMATION

PORCH

3'11" x 3'6" (1.19m x 1.07m)
Vinyl flooring, smooth walls and ceilings, ideal space to store shoes and coats, access to lounge

LIVING ROOM

14'6" x 12'11" (4.42m x 3.94m)
Carpet flooring, smooth walls and ceilings, radiators, power points, UPVC double glazed window to front elevation

KITCHEN

12'11" x 10' into bay (3.94m x 3.05m into bay)
Vinyl flooring, matching range of high gloss, soft close base and wall units, with wooden work surfaces. Space and plumbing for appliances, with modern floor to ceiling radiators, raised bay window to rear elevation and smooth walls with tiled splash backs, access to rear garden

MASTER BEDROOM

12'11" x 10'1" (3.94m x 3.07m)
Carpet flooring, smooth walls and ceilings, radiators, power points, built in storage, UPVC double glazed window to front elevation

BEDROOM TWO

13'7" x 6'2" (4.14m x 1.88m)
Carpet flooring, smooth walls and ceilings, radiators, power points, UPVC double glazed window to rear elevation

BATHROOM

8'3" x 6'7" (2.51m x 2.01m)
Vinyl flooring, panel bath with shower over, wash basin, toilet, tile splash-backs, built in storage, UPVC double glazed window to rear elevation

COUNCIL TAX

Havant Borough Council band B

REMOVAL QUOTE

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 sales 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 FEE 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 fee (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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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

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