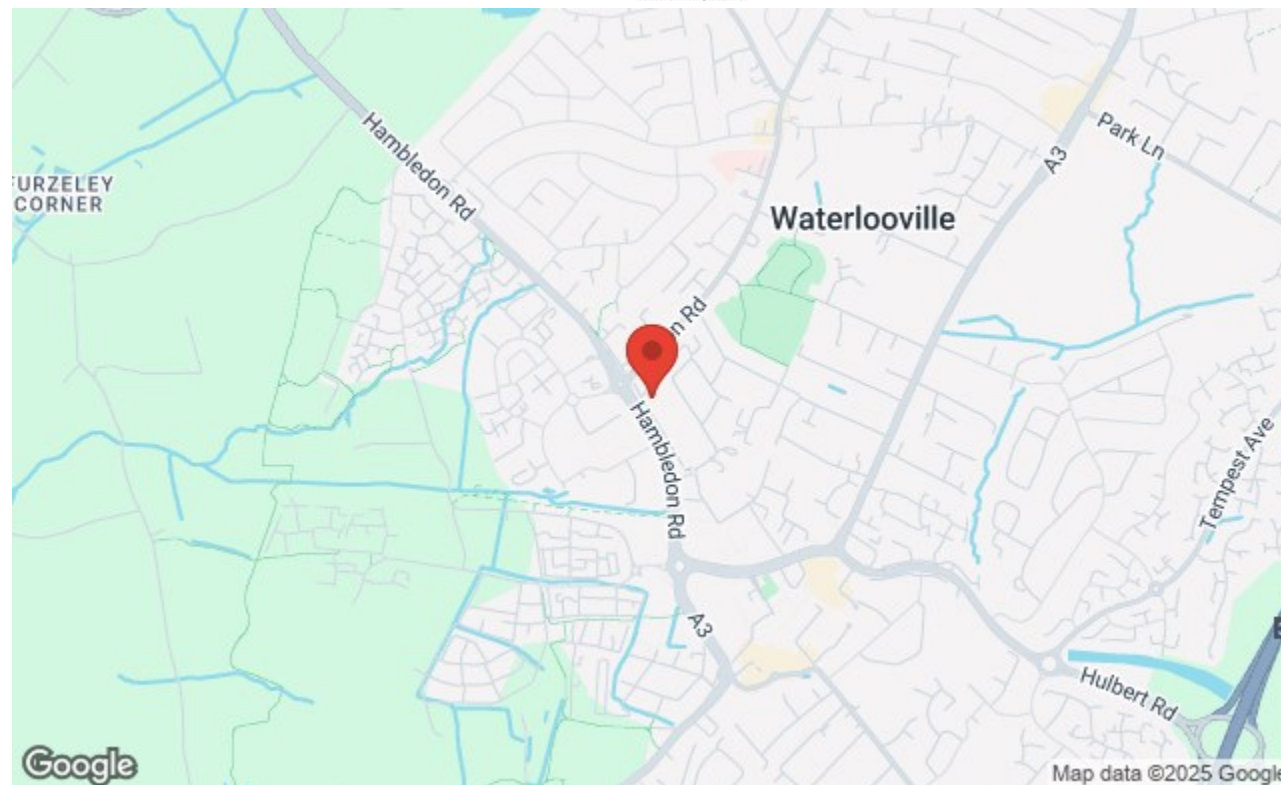


**TO LET**

£2,700 Per Calendar Month

Hambledon Road, Waterlooville PO7 7UB

**bernards**  
THE ESTATE AGENTS



4 2 3

## HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ EXCEPTIONAL HOME
- ❖ SMART LIGHTING
- ❖ DRIVEWAY
- ❖ VERSATILE RECEPTION ROOMS
- ❖ FULLY FITTED KITCHEN
- ❖ LANDSCAPED GARDEN
- ❖ UNDERFLOOR HEATING
- ❖ EPC RATING: C
- ❖ COUNCIL TAX BAND: E

Bernards Estates are delighted to introduce this stunning 4/5 bedroom detached property, combining modern charm with versatile family living.

The ground floor welcomes you with a spacious entrance hall leading to a bright dining room and multiple reception rooms. The open-plan kitchen is finished to a high standard with ample storage and quality appliances, complemented by a further reception/dining space with bi-fold doors. A modern shower room completes the layout.

To the rear, the property boasts a beautiful private garden, landscaped with lawn, patio, and a large pergola-covered decking area—perfect for relaxing or entertaining in style.

Upstairs, you'll find four well-proportioned double bedrooms, with fitted storage to the

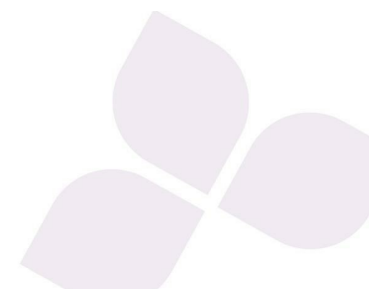
principal, alongside a spacious family bathroom with shower-over-bathtub and jets.

Perfectly positioned, the home is just a short walk from Wellington Retail Park, Waterlooville town centre, and the local park. It only takes 5 minute to reach the A3 or A27.

Additional benefits include a large driveway, laundry room, gas central heating, double glazing, and smart lighting. Offered part-furnished on a long-term tenancy.

Call us today to arrange a viewing!

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02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





PROPERTY INFORMATION

ENTRANCE HALL  
RECEPTION/BEDROOM  
8'11" x 15'3" (2.72 x 4.65)  
RECEPTION  
9'6" x 11'11" (2.91 x 3.64)

RECEPTION  
9'6" x 12'3" (2.91 x 3.74)

LOUNGE  
13'5" x 21'3" (4.09 x 6.48)

DINING ROOM  
13'5" x 11'5" (4.09 x 3.50)

BATHROOM  
6'7" x 8'2" (2.02 x 2.49)

BREAKFAST ROOM  
11'1" x 8'2" (3.40 x 2.49)

KITCHEN  
11'1" x 12'5" (3.40 x 3.80)

UPSTAIRS BATHROOM  
9'10" x 9'8" (3.00 x 2.97)

BEDROOM  
9'10" x 9'5" (3.00 x 2.89)

BEDROOM  
11'0" x 10'4" (3.37 x 3.16)

BEDROOM  
11'0" x 10'4" (3.37 x 3.16)

MASTER BEDROOM  
15'10" x 12'2" (4.83 x 3.73)

TENANT FEE ACT 2019  
Tenant Fees Act 2019

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

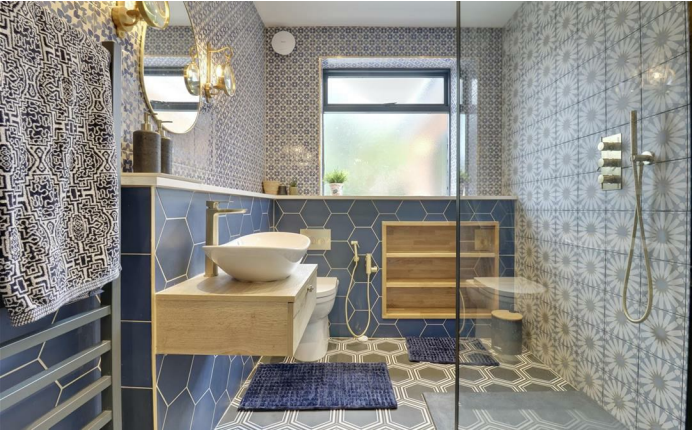
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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		
(81-91) B		
(69-80) C		
(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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