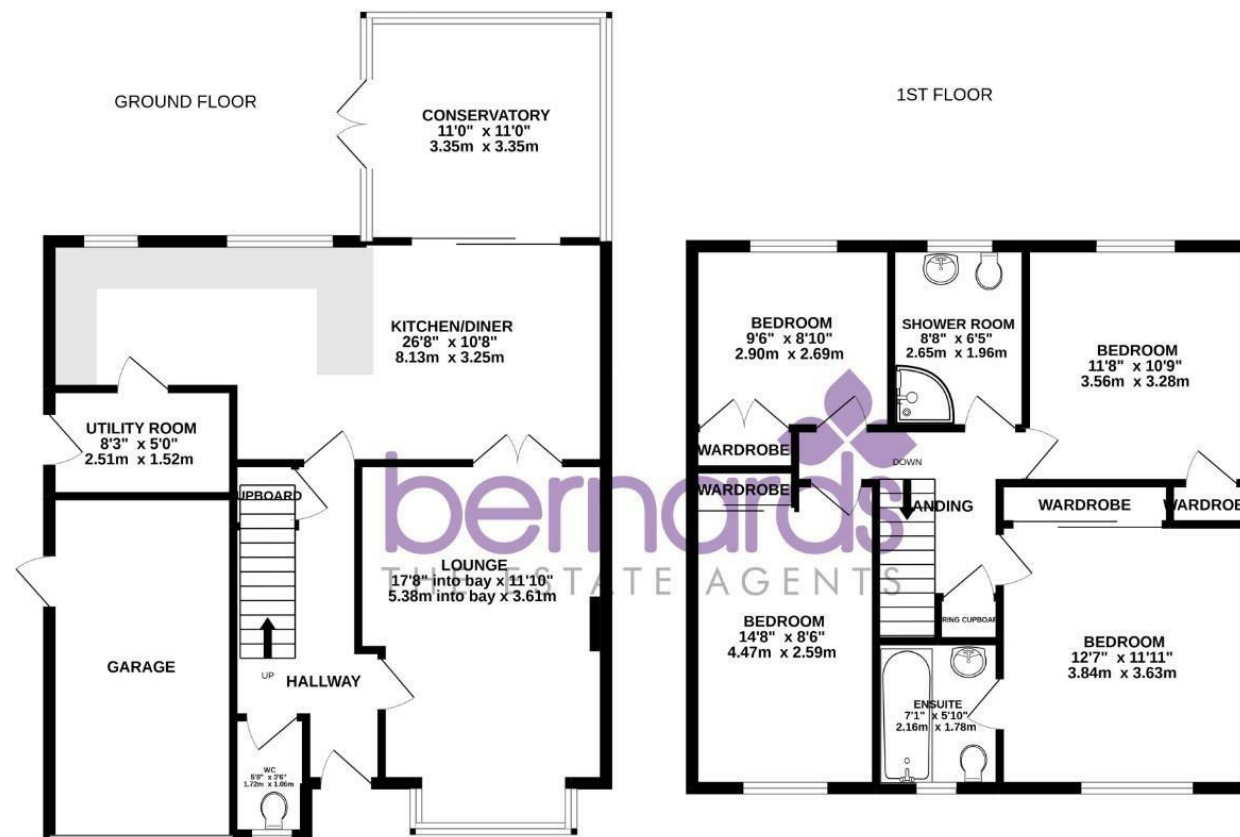




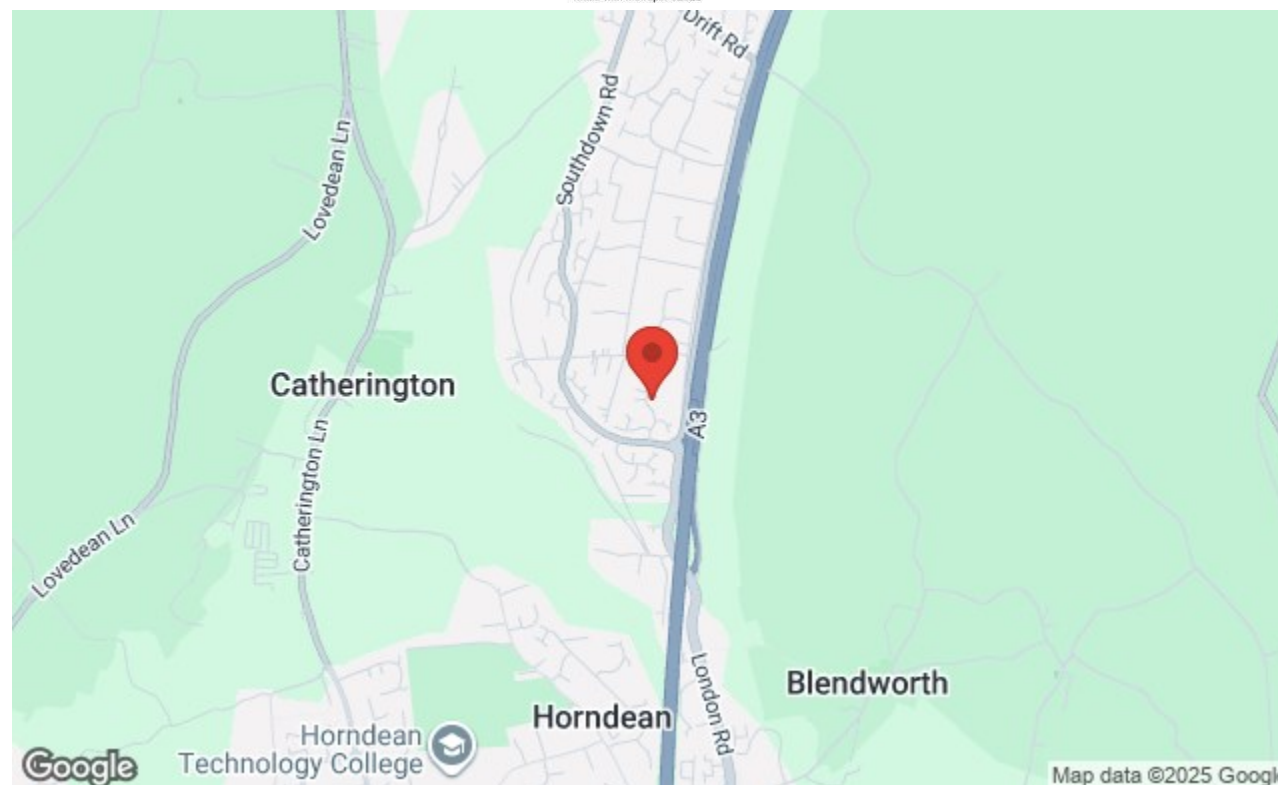
£2,000 PCM

Holdenhurst Close, Waterlooville PO8 0UT

**bernards**  
THE ESTATE AGENTS



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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## HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ TWO BATHROOMS
- ❖ LARGE DRIVEWAY
- ❖ INTEGRAL GARAGE
- ❖ TWO RECEPTIONS
- ❖ CONSERVATORY
- ❖ IDEAL FOR FAMILIES
- ❖ GREAT LOCATION
- ❖ AVAILABLE JULY

Bernards are thrilled to introduce this substantial detached four bedroom property, located within a sought after cul-de-sac. Complete with off road parking and an integral garage this wonderful property has all the characteristics of a family home, with the added bonus of a modern rear garden

Entering the property, you have a bright and airy entrance hallway which is a wonderful first impression into the property.

The ground floor has three reception areas, in the form of a large lounge to the front, which includes a bay window

and opening into the dining room. The dining room also then includes access into the conservatory, which is a beautiful space overlooking the rear garden.

The modern kitchen/room is a great family/entertaining space, measuring over 261ft, it includes ample work surface space, a separate breakfast bar. There is also access into utility room.

Moving to the first floor, the property has four bedrooms, with the master including an ensuite bathroom

Completing the property, and accessed off the large landing is the four-piece bathroom

Call today to arrange a viewing  
02392 232 888  
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# PROPERTY INFORMATION

**LOUNGE**  
11'10" x 17'8" into bay (3.61m x 5.38m into bay)

**KITCHEN/DINER**  
26'8" x 10'8" (8.13m x 3.25m)

**CONSERVATORY**  
11' x 11' (3.35m x 3.35m)

**UTILITY**  
8'3" x 5' (2.51m x 1.52m)

**W.C**  
5'8" x 3'4" (1.73m x 1.02m)

**BEDROOM ONE**  
11'11" x 12'7" (3.63m x 3.84m)

**ENSUITE**  
5'10" x 7'1" (1.78m x 2.16m)

**BEDROOM TWO**  
14'8" x 8'6" (4.47m x 2.59m)

**BEDROOM THREE**  
10'9" x 11'8" (3.28m x 3.56m)

**BEDROOM FOUR**  
9'6" x 8'10" (2.90m x 2.69m)

**BATHROOM**  
6' x 8'10" (1.83m x 2.69m)

**COUNCIL TAX BAND D**

## 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 sales team for further details and a quotation.

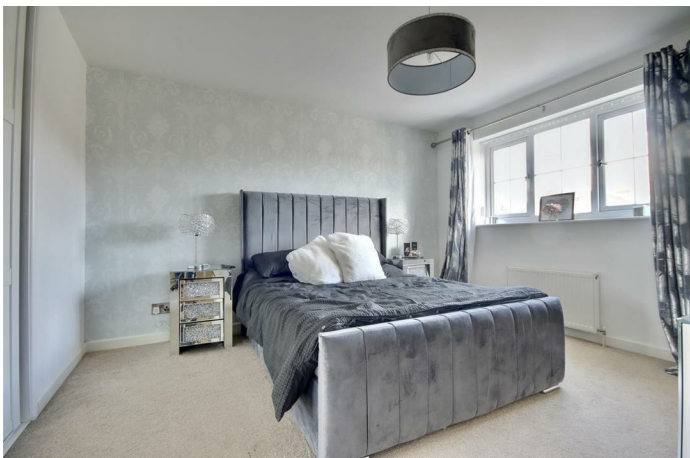
## TENANT FEES ACT 2019

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                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>64</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales EU Directive 2002/91/EC     |           |           |

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