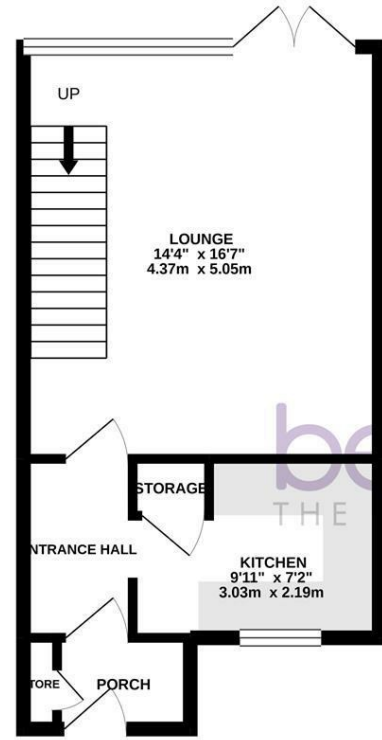
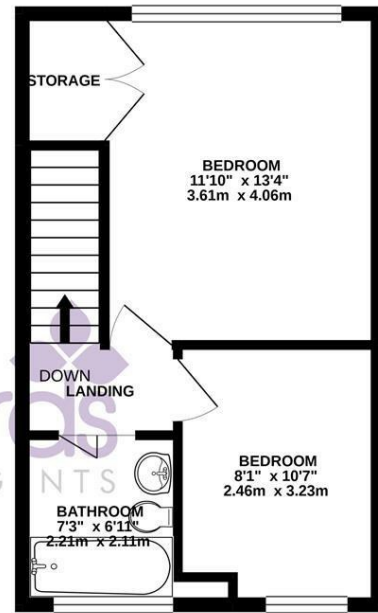


GROUND FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



bernards  
THE ESTATE AGENTS

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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TO LET

£1,300 PCM  
Purbrook Gardens, Waterlooville

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THE ESTATE AGENTS



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
59	80
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC
52	76

Bernards Waterlooville are thrilled to welcome to the rental market, this well presented mid-terrace home, in the sought after location of Purbrook Gardens, Waterlooville.

Externally, the property has a garage and parking, providing excellent practicality.

Upon entry to the property, you have a welcoming porch and entrance hall, off which you have access to the modern kitchen and lounge.

The kitchen is very well presented with ample work surface space and a very modern finish. The lounge is an excellent family space, measuring over 16ft with double doors into the garden.

The rear garden is a truly unique feature of the

property. The rear view is completely devoid of properties and overlooks woodlands directly to the rear. The garden is laid to a block paved patio and a gravel path, with mature shrubbery and rear gated access

Moving to the first floor, the property has two double bedrooms, both of which are excellent size.

Completing the property, is the three-piece bathroom.

This wonderful property is being sold in excellent condition, with off road parking in a sought after location, so we strongly recommend booking an internal viewing to avoid disappointment

- TWO DOUBLE BEDROOMS
- MID-TERRACE
- OFF ROAD PARKING
- GARAGE
- WOODLANDS TO REAR
- LOW MAINTENANCE GARDEN
- MODERN KITCHEN
- THREE-PIECE BATHROOM
- AVAILABLE JULY 2024
- A MUST VIEW

CALL TODAY TO ARRANGE A VIEWING 02392 232 888

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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888 waterlooville@bernardsestates.co.uk www.bernardsestates.co.uk

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# PROPERTY DETAILS

**PORCH 6'9" X 3'8" (2.06M X 1.12M)**

**ENTRANCE HALL 4'2" X 7'2" (1.27M X 2.18M)**

**KITCHEN 9'11" X 7'2" (3.02M X 2.18M)**

**LOUNGE 14'4" X 16'7" (4.37M X 5.05M)**

**BEDROOM ONE 11'10" X 13'4" (3.61M X 4.06M)**

**BEDROOM TWO 8'1" X 10'7" (2.46M X 3.23M)**

**BATHROOM 7'3" X 6'11" (2.21M X 2.11M)**

**COUNCIL TAX BAND B**

## 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.

## 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.

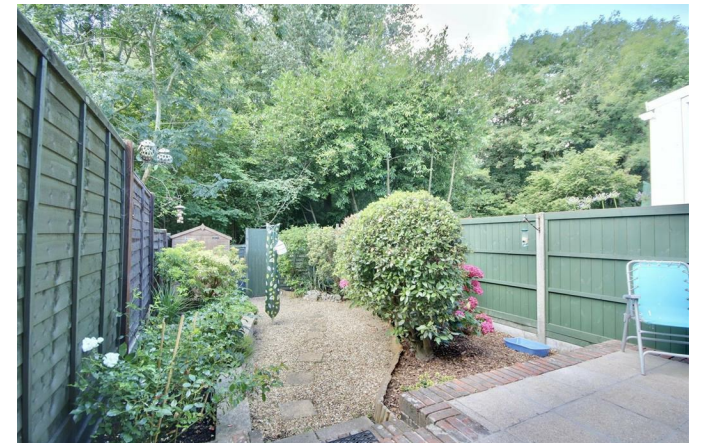
## TENANT FEES ACT 2019

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.



**CALL TODAY TO ARRANGE A VIEWING 02392 232 888**