



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.
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Stubbington

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£1,600 PCM



This four bedroom family home is available now! FRESHLY PAINTED in the lounge, dining room, kitchen and downstairs bedroom! New carpet in the lounge! New flooring to be laid in the kitchen. The property briefly consists of a lounge, dining area, kitchen and bedroom 4 on the ground floor. The first floor has three bedrooms with a w/c and bathroom. Other benefits include a large rear garden and gas central heating. The property is situated in a convenient location, close to local schools and amenities. Call our office on 01329 665700 to book a viewing.

Brief Agency Fees

Rent £1,700.00
Deposit £1961.53
Holding Deposit £392.30

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:

- * Lost/stolen/replacement keys - £60
- * Any amendments or variations to the tenancy agreement - £50
- * Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.
All tenancies are granted subject to status!

To find out information about the mobile service and broadband, please follow the link:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Front Door

Into:

Entrance Hallway

Skimmed ceiling, radiator, understairs cupboard. Doors to:

Lounge

15'0" x 11'0" (4.57 x 3.35)
Skimmed ceiling, PVCu double glazed window to front elevation, electric feature fire, television point, telephone point, radiator. Open to:

Dining Room

11'0" x 7'11" (3.35 x 2.41)
Skimmed ceiling, PVCu double glazed french doors to rear elevation and window to side, radiator, Karndean flooring.

Kitchen

13'3" x 8'9" (4.04 x 2.67)
Skimmed ceiling, PVCu double glazed window to rear elevation, re-fitted modern range of wall and base/drawer units with work surface over, 1 1/2 sink with mixer taps, space for fridge/freezer, tumble dryer, plumbing for washing machine, dishwasher.

Bedroom 4

10'3" x 6'10" (3.12 x 2.08)
Skimmed ceiling, PVCu double glazed window to front elevation.

First Floor

Landing

Skimmed ceiling, access to loft, access to airing cupboard housing combi boiler.

Bedroom 1

13'0" x 10'0" (3.96 x 3.05)
Skimmed ceiling, PVCu double glazed to front elevation, radiator.

Bedroom 2

11'8" x 11'0" (3.56 x 3.35)
Skimmed ceiling, PVCu double glazed to front elevation, cupboard, radiator.

Bedroom 3

10'0" x 7'9" (3.05 x 2.36)
Skimmed ceiling, PVCu double glazed to rear elevation, radiator.

WC

Skimmed ceiling, PVCu double glazed to REAR elevation, WC, radiator.

Family Bathroom

5'8" x 5'5" (1.73 x 1.65)
Skimmed ceiling, PVCu double glazed to rear elevation, re-fitted modern suite comprising bath with shower over, wash basin, extractor fan, heated towel rail.

Outside

Rear Garden

A large rear garden mainly laid to lawn further area laid with Indian stones, large shed, side access leading to parking.

Property Information

Council Tax: B

Utilities:

Electric: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Mains

Mobile coverage:

EE: Limited
Three: Likely
O2: Likely
Vodafone: Likely

Parking: There is no allocated parking for the property.

Flood risk: Very Low

Building issues:
Lease restrictions:
Rights of land:
Coastal erosion risk:
Property adaptations:
Coalfield or mining area:

