

£1,450 Per Calendar Month

St. Valerie Road, Gosport PO12 2HL



## HIGHLIGHTS

- ◆ AVAILABLE END OF MAY
- ◆ UNDERGOING FULL REFURBISHMENT
- ◆ TWO RECEPTION ROOMS
- ◆ MODERN KITCHEN
- ◆ FOUR PIECE BATHROOM
- ◆ SOUGHT AFTER LOCATION
- ◆ SPACIOUS GARDEN
- ◆ THREE BEDROOMS
- ◆ NEW FLOORING THROUGHOUT
- ◆ BAY HOUSE CATCHMENT

### \*UNDERGOING FULL REFURBISHMENT\*

This spacious home in St Valerie Road is available for occupancy from the end of May and comprises of two reception rooms, a kitchen, three bedrooms and an upstairs four piece bathroom.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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



# PROPERTY INFORMATION

## Tenant Fees

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.

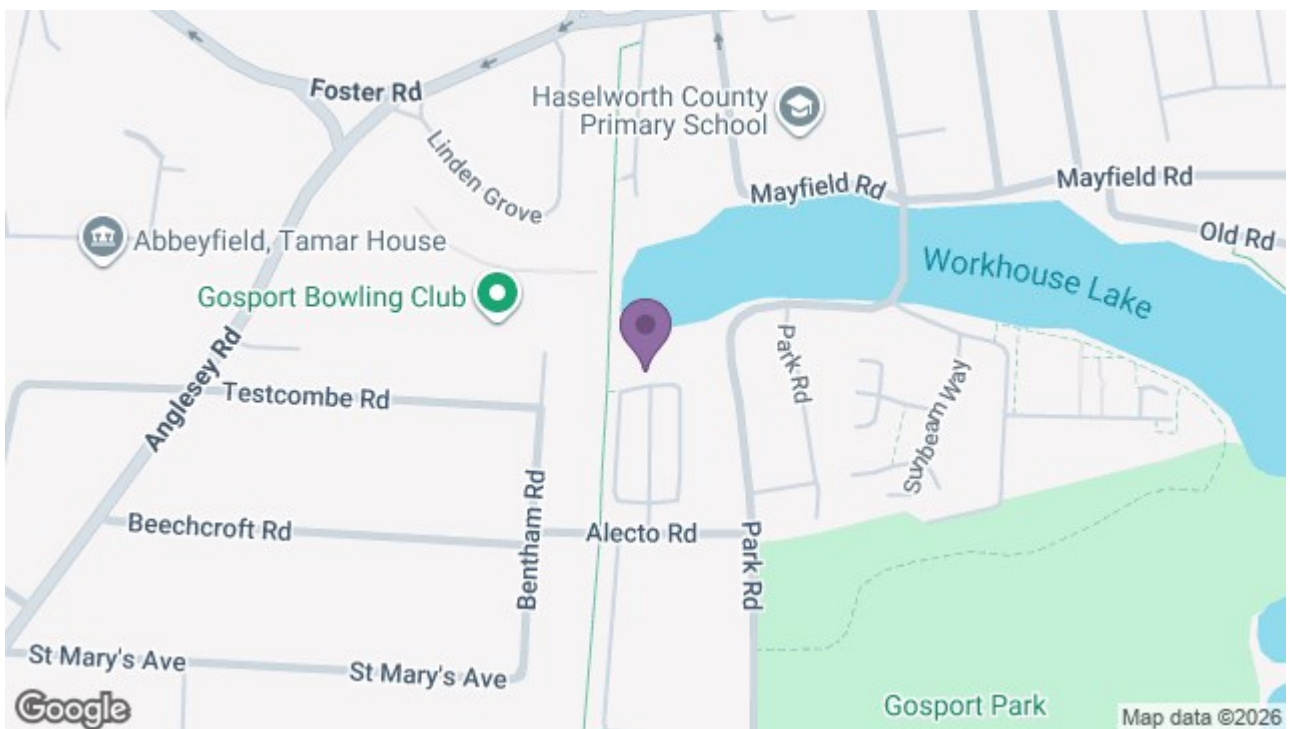
## Disclaimer

Please note that the images used in this listing have been AI generated whilst works are taking place. The images shown are an estimate of the final result but will not be an accurate representation.



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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t: 02392 553 636

