# £1,700 Per Calendar Month

## Gosport Road, Lee-On-The-Solent
## PO13 9DP



## HIGHLIGHTS

- AVAILABLE NOW
- OFFERED FURNISHED OR UNFURNISHED
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- SPACIOUS LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- REDECORATED
- REAR GARDEN

Situated in the popular coastal location of Lee-on-the-Solent, this spacious three-bedroom semi-detached house offers versatile accommodation, ideal for families or professionals looking to enjoy comfortable living close to local amenities and the seafront.

The ground floor comprises a welcoming lounge, a separate dining room, a fitted kitchen and a conservatory overlooking the spacious rear garden, providing additional living space and a lovely area to relax.

Upstairs, the property offers three bedrooms and a family bathroom.

Outside, the property benefits from a generously sized rear garden, offering plenty of space for outdoor dining, entertaining or family activities.

Conveniently located on Gosport Road, the property is within easy reach of local schools and nurseries, making it an excellent choice for families. Lee-on-the-Solent High Street, with its selection of independent shops, cafés and everyday amenities, is within walking distance, as is the beautiful seafront and beach.

The property is available immediately and can be offered either furnished or unfurnished, providing flexibility to suit individual requirements.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk











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# PROPERTY INFORMATION

## 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

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:

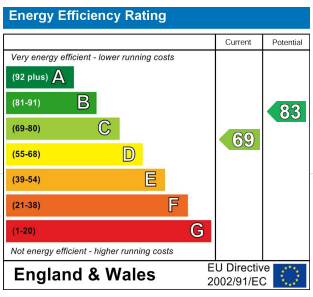
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.





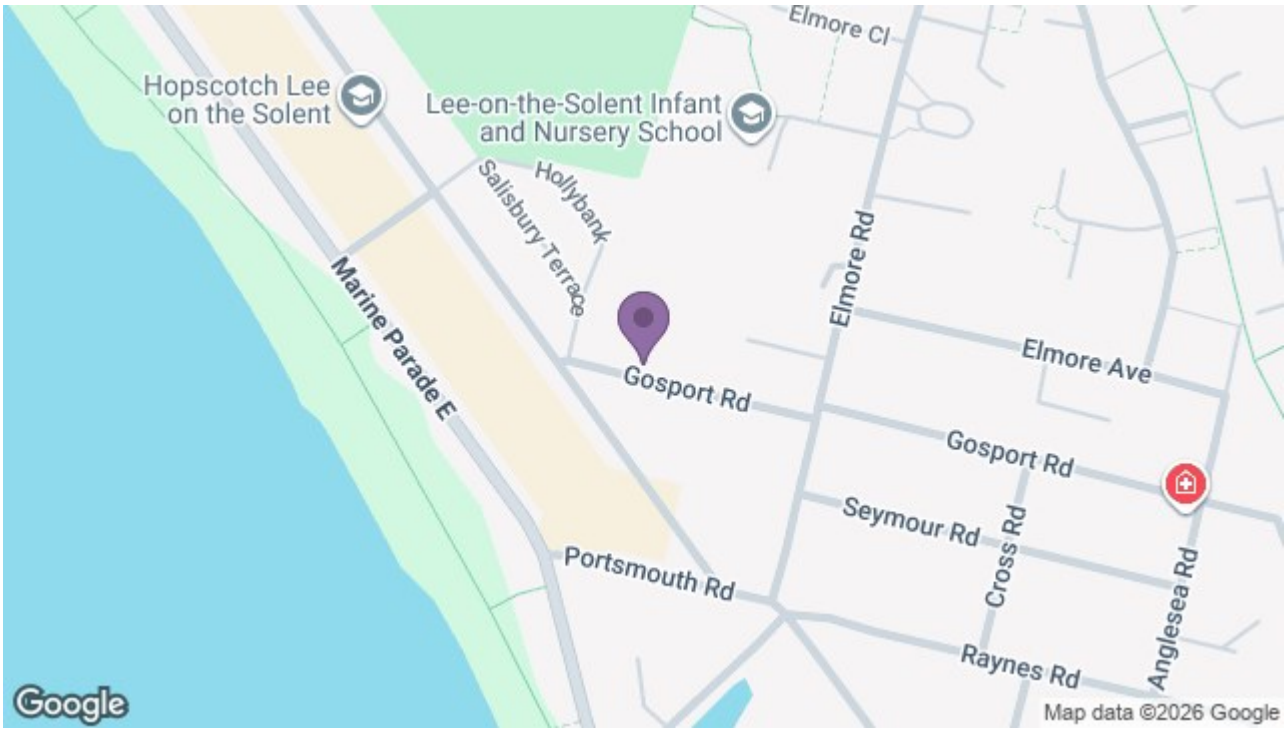







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