

£1,500 Per Calendar Month

Esmonde Close, Lee-On-The-Solent
PO13 8JW



HIGHLIGHTS

- ❖ SOUGHT AFTER LOCATION
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ OPEN PLANNED KITCHEN/DINER
- ❖ GARAGE IN BLOCK
- ❖ SPACIOUS REAR GARDEN
- ❖ GARDEN SHEDS
- ❖ DOWNSTAIRS STORAGE
- ❖ EPC RATING C
- ❖ FRONT GARDEN

GARAGE IN BLOCK* *AVAILABLE AUGUST

Situated in a quiet cul-de-sac location within the ever-popular Esmonde Close, Lee-on-the-Solent, this well-presented three-bedroom end-of-terrace home is available to rent and offers spacious accommodation throughout.

The ground floor comprises an entrance hall with useful coat hooks and a storage cupboard, leading through to a comfortable lounge. To the rear of the property is a modern kitchen/diner with French doors opening directly onto the enclosed rear garden, creating an ideal space for both everyday living and entertaining.

Upstairs, the property offers two double bedrooms, a further single bedroom and a family

bathroom.

Externally, the rear garden benefits from two storage sheds, while a garage located in a nearby block provides additional storage or parking options.

Located within easy reach of local schools, amenities and the seafront, this property would make an excellent home for a family or professional couple seeking a well-positioned rental property in Lee-on-the-Solent.

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 e.g. 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.

COUNCIL TAX BAND

C

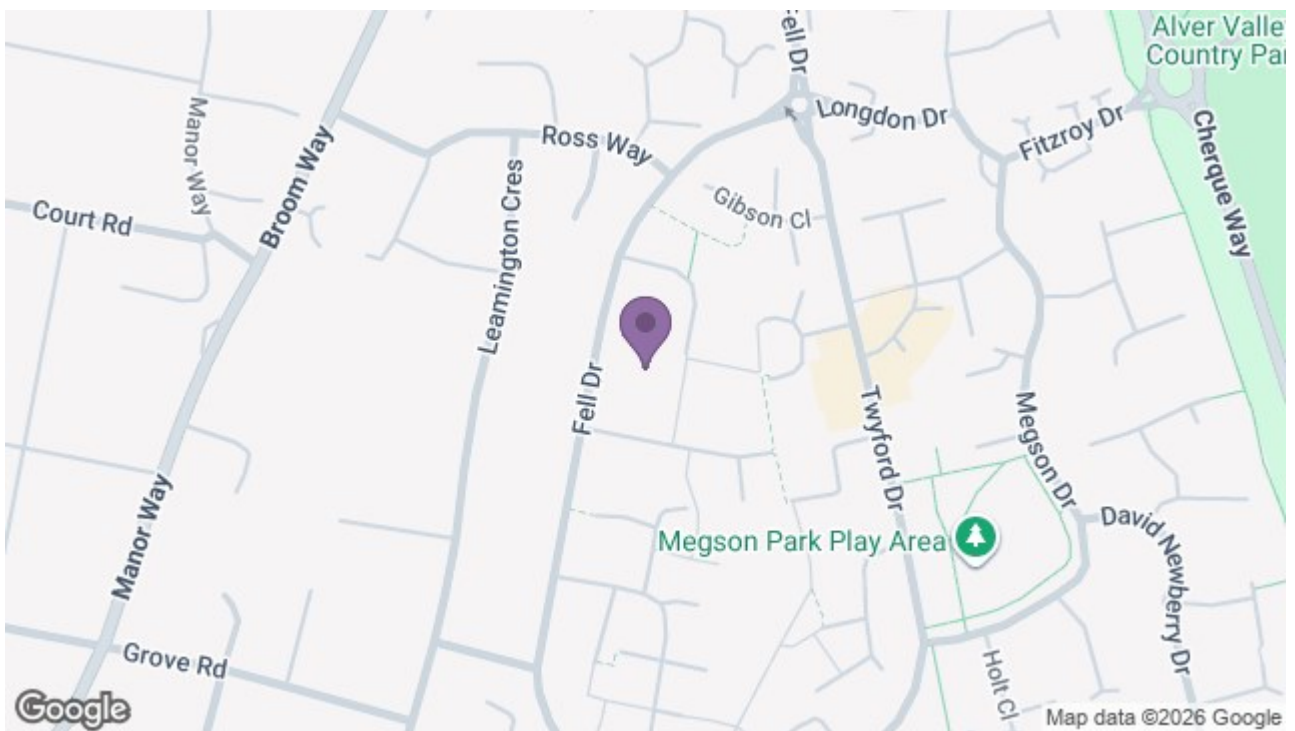
EPC RATING

C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	73	
(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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