

£1,300 Per Month

Lavinia Road, Gosport PO12 3PA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2 BEDROOM TERRACED HOME
- ❖ REDECORATED THROUGHOUT
- ❖ NEW CARPETS
- ❖ TWO RECEPTION ROOMS
- ❖ AMPLE STORAGE
- ❖ LARGE GARDEN
- ❖ MODERN THROUGHOUT
- ❖ INTERGRATED APPLIANCES
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZING
- AVAILABLE NOW

Located in Lavinia Road, this well-presented two-bedroom terraced home offers spacious and comfortable living, ideally situated close to local schools, parks, Gosport town centre, and excellent local transport links.

Recently redecorated throughout, the property benefits from brand new carpets and a fresh modern feel, making it ready for immediate occupation. The accommodation comprises two generous reception rooms, providing flexible living and dining space, alongside a modern fitted kitchen and contemporary bathroom.

Upstairs, the property offers two well-proportioned double bedrooms, while additional benefits include ample storage throughout, gas

central heating, and double glazing.

Externally, the home boasts a large enclosed rear garden which has recently been re-turfed, creating an ideal outdoor space for relaxing or entertaining. On-road parking is available to the front of the property.

Conveniently positioned close to Gosport town centre and local transport connections, the property provides easy access to a range of shops, amenities, and commuter routes.

Council Tax Band B. Available now.

Call today to arrange a viewing
02392 004660
www.bernardsea.co.uk





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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.

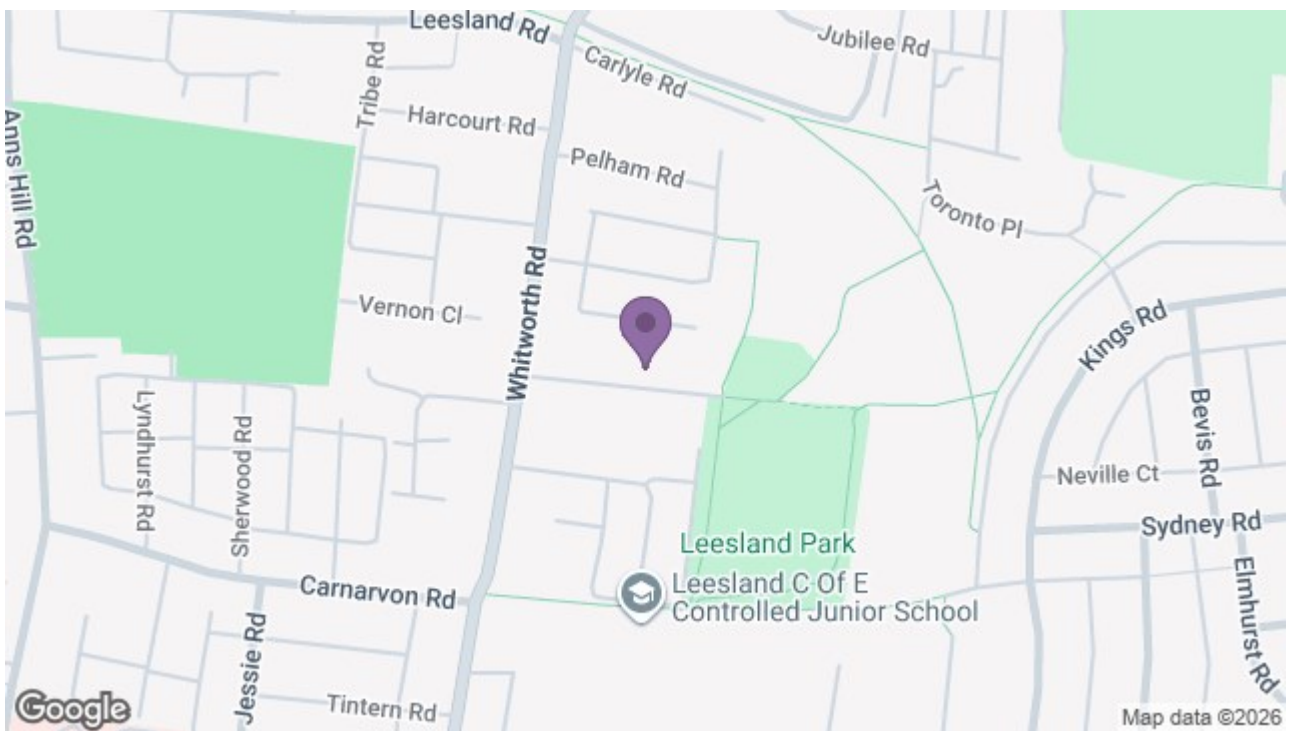
RIGHT TO RENT

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.



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			
		51	83
England & Wales		EU Directive 2002/91/EC	





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