

TO
LET

£1,295 Per Calendar Month

Dunkeld Road, Gosport PO12 4NJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE EARLY MARCH
- ❖ 2 DOUBLE BEDROOMS
- ❖ LARGE LOW MAINTENANCE GARDEN
- ❖ SEMI DETACHED BUNGALOW
- ❖ SHOWER ROOM
- ❖ RECENTLY DECORATED THROUGHOUT
- ❖ OPTION FOR OFF ROAD PARKING
- ❖ CLOSE TO BROCKHURST ROAD SHOPS
- ❖ COUNCIL TAX BAND C
- ❖ MUST VIEW

2 Double Bedroom Bungalow - Available Early March!

A rare opportunity to rent this charming two-bedroom bungalow situated on Dunkeld Road. The property has been recently redecorated throughout and offers well-presented, comfortable accommodation.

The bungalow benefits from two generous double bedrooms, a modern shower room, and a bright, welcoming living space.

Externally, there is a large, low-maintenance garden and option for off-road parking.

Conveniently located close to Brockhurst Road shops and local amenities, the property falls within Council Tax Band C and will be available from early March.

Contact us now to arrange a viewing!

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

PROPERTY INFORMATION

TENANT FEES 2019

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:

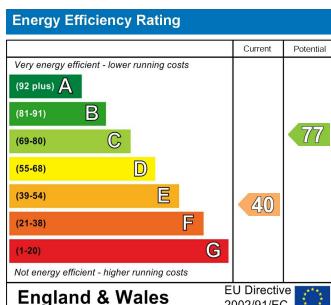
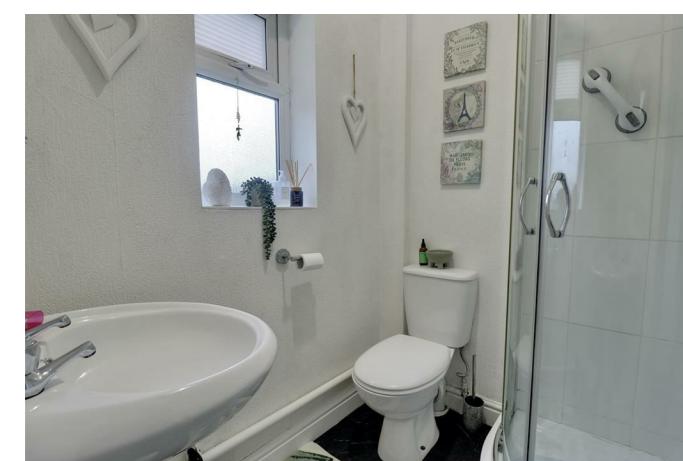
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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



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