



£1,300 Per Month

St. Faiths Close, Gosport PO12 3PP

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ 2 BEDROOM HOUSE
- ❖ CUL-DE-SAC LOCATION
- ❖ FULLY REFURBISHED THROUGHOUT
- ❖ END TERRACE
- ❖ COUNCIL TAX BAND B
- ❖ 2 DOUBLE BEDROOMS
- ❖ CLOSE TO BUS ROUTE & OTHER TRANSPORT LINKS
- ❖ MODERN KITCHEN & BATHROOM
- ❖ EPC RATING D

Bernards are delighted to offer to the market this recently refurbished two-bedroom end-terraced home, situated in the sought-after cul-de-sac of St Faiths Close.

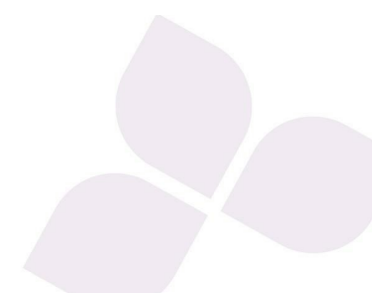
Finished to a high standard throughout, the property has been extensively updated and benefits from fresh redecoration, brand new carpets, a modern fitted kitchen and a contemporary bathroom, creating a bright and welcoming home ready for immediate occupation.

The accommodation comprises a spacious living area, a newly fitted kitchen, two generous double

bedrooms and a stylish family bathroom. Further benefits include double glazing throughout.

Ideally positioned, the property is within easy reach of local schools, shops and everyday amenities, while excellent bus routes and transport links provide convenient access to the surrounding areas, making it an ideal home for professionals, couples and small families alike.

Council Tax Band B.



Call today to arrange a viewing

02392 553 636

www.bernardsestates.co.uk

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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