£1,350 Per Calendar Month

Eastcroft Road, Gosport PO12 3LG

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- SEMI DETACHED BUNGALOW
- PART FURNISHED/UNFURNISHED
- OPEN PLAN LIVING
- CONSERVATORY
- GENEROUS SIZED BEDROOMS
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- LOW MAINTENANCE REAR GARDEN
- AMPLE STORAGE
- WHITE GOODS INCLUDED

Spacious 2 Bedroom Semi-Detached Bungalow | Sought-After Location | Option to be Furnished or Unfurnished

Situated in the highly sought-after residential area of Eastcroft Road this well-presented 2 bedroom semi-detached bungalow offers comfortable, well-proportioned living. The property is positioned close to excellent transport links, providing easy access to local amenities and commuter routes.

Upon entering through the porch, you are welcomed into a bright and airy open-plan living space. The kitchen is well-equipped and includes white goods, making it ready for immediate use. The living area flows beautifully into a conservatory at the rear, offering additional space.

The bungalow features two generous sized bedrooms, both offering plenty of natural light and space for storage. The bathroom is fitted with a clean, functional suite.

Outside, the property boasts a low-maintenance garden, perfect for those seeking outdoor space without the hassle of upkeep. To the front, there is the added benefit of off-road parking for one vehicle.

This lovely home is available January, with the option to be furnished or unfurnished, allowing new tenants to move in with ease and comfort. The property falls under Council Tax Band B.

Early viewing is highly recommended to avoid missing out!

Call today to arrange a viewing
02392 553 636
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.

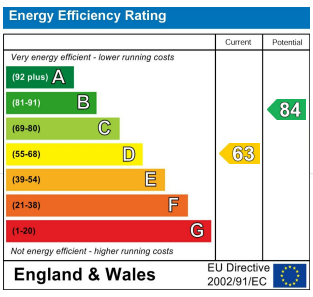
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RIGHT TO RENT



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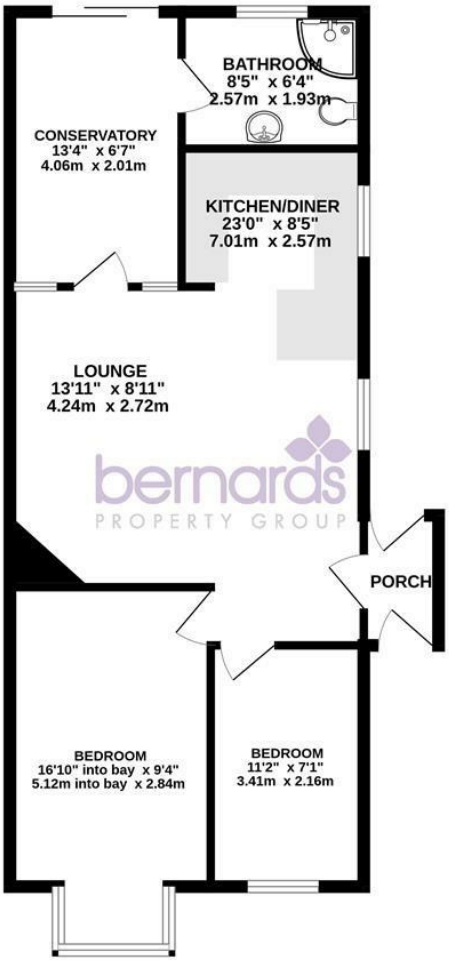






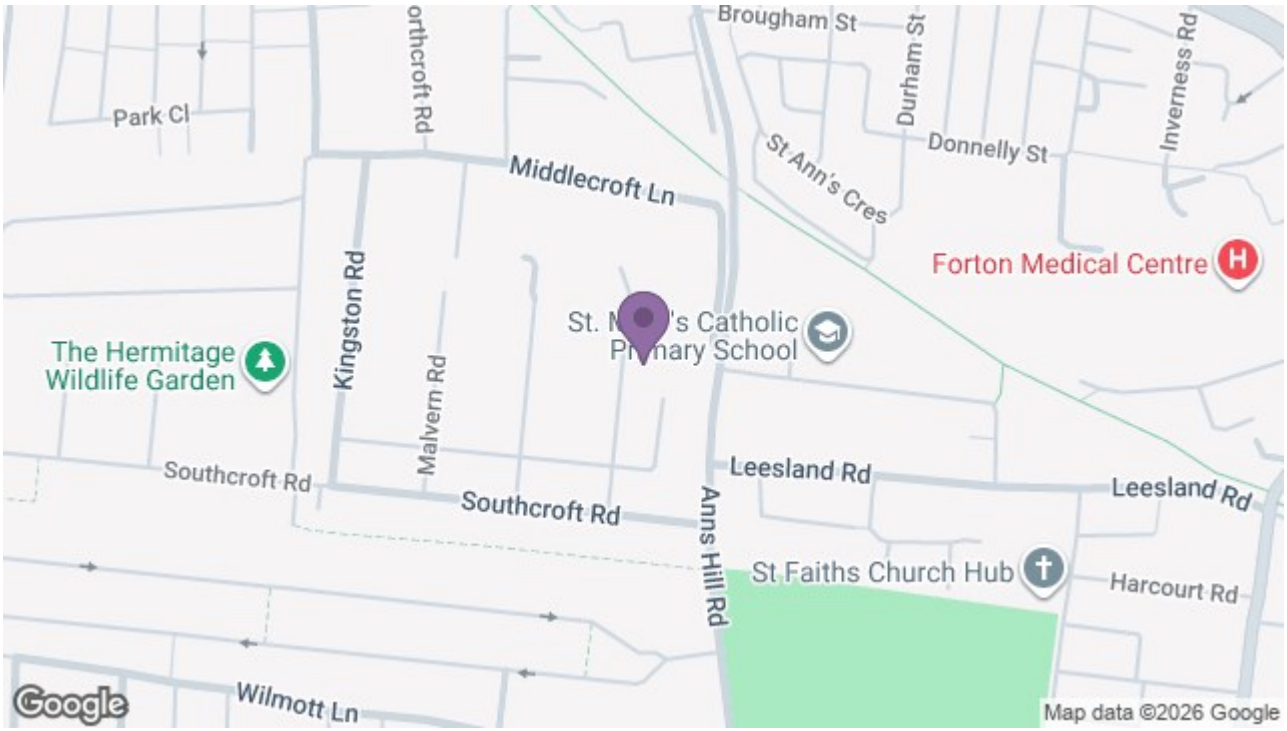


GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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