

£2,100 PCM

Holywell Close, Southampton SO32
2FT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ DETACHED HOUSE
- ◆ QUIET LOCATION
- ◆ PRIVATE GARDEN
- ◆ HOTTUB
- ◆ GARAGE
- ◆ AIRCON
- ◆ ENSUITE
- ◆ FURNISHED/UNFURNISHED
- ◆ MODERN THROUGHOUT
- ◆ SHUTTERS

Stunning Modern Detached Home in a
Gorgeous, Peaceful Location

Nestled in a beautifully quiet and sought-after
area, this gorgeous detached house offers the
perfect blend of style, comfort, and practicality.

Immaculately presented throughout, this modern
home boasts a light-filled interior with high-end
finishes, creating an inviting and contemporary
living space. With three spacious bedrooms,
including a luxurious master suite with en suite
bathroom, it's ideal for families, professionals, or
anyone looking for a premium rental
opportunity.

The versatile accommodation includes a sleek,

well-equipped kitchen, a separate utility room,
and generously sized living areas designed for
both relaxing and entertaining. Step outside into
the private garden, which is not overlooked,
offering a real sense of seclusion and the perfect
space to unwind — complete with a hot tub for
year-round enjoyment.

Additional benefits include a garage, air
conditioning, and the flexibility of being offered
either furnished or unfurnished to suit your
needs.

This is a truly exceptional home in a peaceful
location that rarely becomes available — early
viewing is highly recommended.

Call today to arrange a viewing
01329756500
www.bernardsea.co.uk





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PROPERTY INFORMATION

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.

Move In Date

Available now.

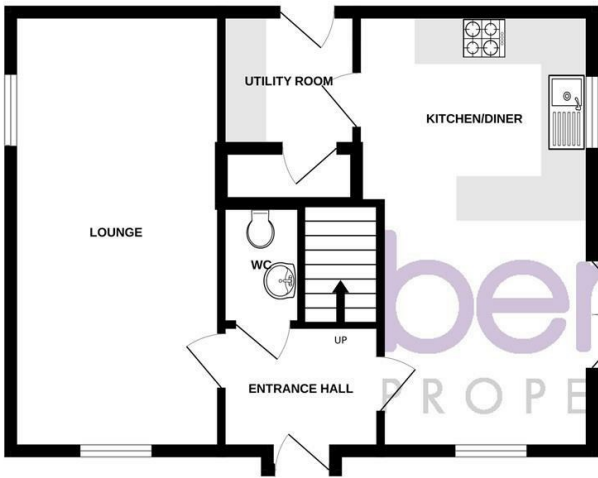


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	85
England & Wales		EU Directive 2002/91/EC	

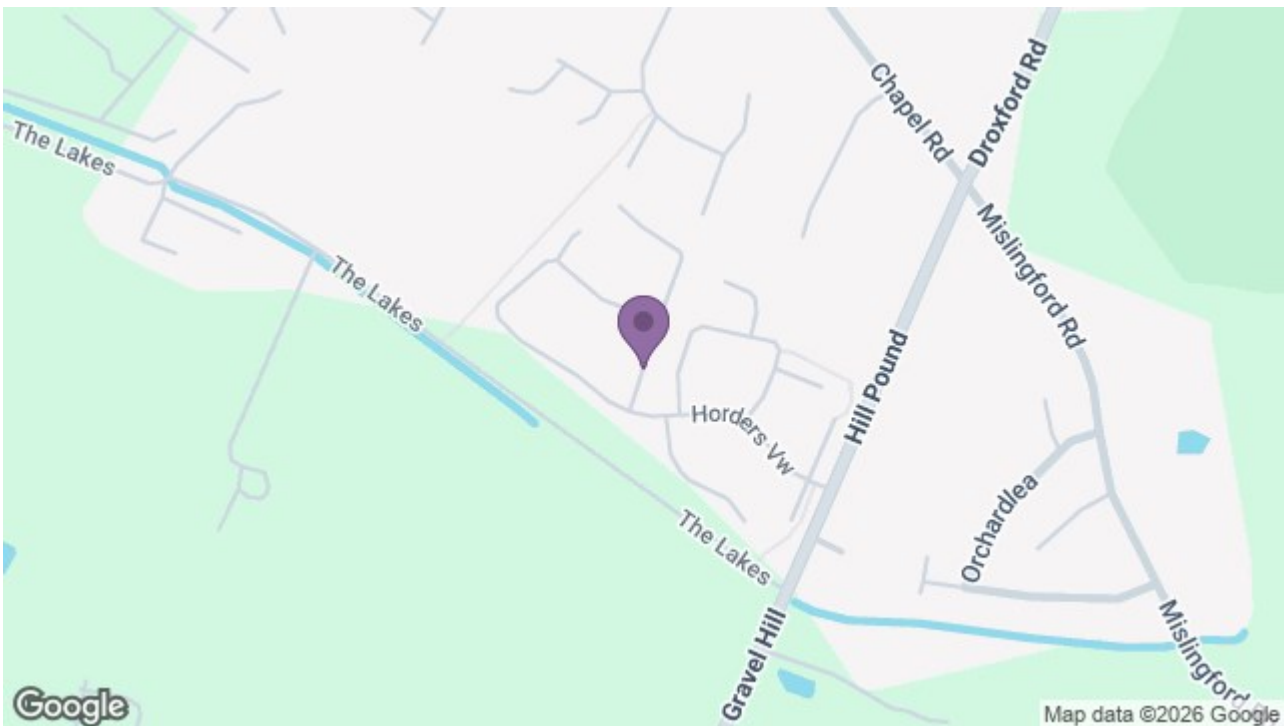


GROUND FLOOR

1ST FLOOR



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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