



£1,850 PCM

Montgomery Walk, Waterlooville PO7 5TD



HIGHLIGHTS

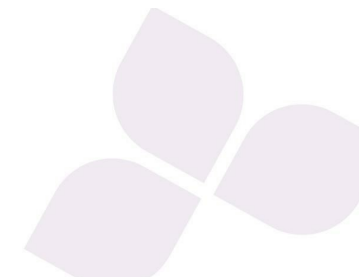
- ❖ FIVE SPACIOUS DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ ARRANGED OVER THREE FLOORS
- ❖ GENEROUS LOUNGE
- ❖ SEPARATE DINING ROOM
- ❖ DRIVEWAY WITH PARKING FOR UP TO THREE CARS
- ❖ GARAGE
- ❖ SPACIOUS
- ❖ LOCATED IN A DESIRABLE NEIGHBOURHOOD
- SEMI-DETACHED

This spacious five-bedroom home is arranged over three floors, offering generous and versatile living accommodation ideal for families or those looking for extra space. The property features five well-proportioned double bedrooms and two modern bathrooms, providing comfort and convenience throughout.

On the ground floor, there is a welcoming lounge, alongside a separate dining room. Outside, the property benefits from a driveway with parking for up to three cars, as

well as a garage providing additional storage.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Call today to arrange a viewing
02392 482147
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 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 e.g. 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			
(92-100) 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			
EU Directive 2002/91/EC		81	71
England & Wales			



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