

£1,550 Per Calendar Month

Solent Avenue, Southampton SO19
6BB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOMS
- DETACHED BUNGALOW
- AVAILABLE IN APRIL
- EASY ACCESS TO M27
- LANDSCAPED FRONT AND REAR GARDENS
- BLOCK PAVED DRIVEWAY WITH AMPLE OFF-ROAD PARKING
- SINGLE GARAGE WITH INTERNAL ACCESS
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- EXCELLENT ACCESS TO BITTERNE PRECINCT, HEDGE END RETAIL PARK & M27

Bernards are delighted to introduce this beautifully presented three bedroom detached bungalow in Southampton. Constructed in 1959 and thoughtfully updated throughout by the current owners, this superb home offers a perfect blend of modern comfort and spacious single-level living.

From the moment you arrive, the property impresses with its attractive "kerb appeal", featuring a generous blocked paved driveway providing ample off-road parking, alongside a single garage with convenient internal access. Complete with front and rear landscaped gardens, the property also has an elevated plot with nice views.

Internally, the accommodation flows beautifully and is flooded with natural light. The bungalow benefits from full UPVC double glazing and gas central heating, ensuring comfort all year round. The

well-proportioned layout includes three versatile bedrooms, a spacious living area, and a bright conservatory overlooking the rear garden — perfect for enjoying the outdoors from the comfort of your home.

The property also offers practical features such as side access and internal garage entry, enhancing both convenience and functionality for day-to-day living.

Situated on the sought-after Solent Avenue, this home enjoys a prime residential setting. You are within easy reach of Bitterne Precinct for local amenities, Hedge End Retail Park for larger shopping options, and the neighbouring areas of West End. Excellent transport links are close by, including swift access to the M27, making this an ideal location for commuters and families alike.

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





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PROPERTY INFORMATION

LIVING ROOM

17 x 10 (5.18m x 3.05m)

KITCHEN

13 x 10 (3.96m x 3.05m)

SUN ROOM

9 x 7 (2.74m x 2.13m)

BEDROOM ONE

13 x 13 (3.96m x 3.96m)

BEDROOM TWO

10 x 10 (3.05m x 3.05m)

BEDROOM THREE

9 x 7 (2.74m x 2.13m)

BATHROOM

8 x 6 (2.44m x 1.83m)

Council Tax Band

Southampton City Council
(Band C)

TFA 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);

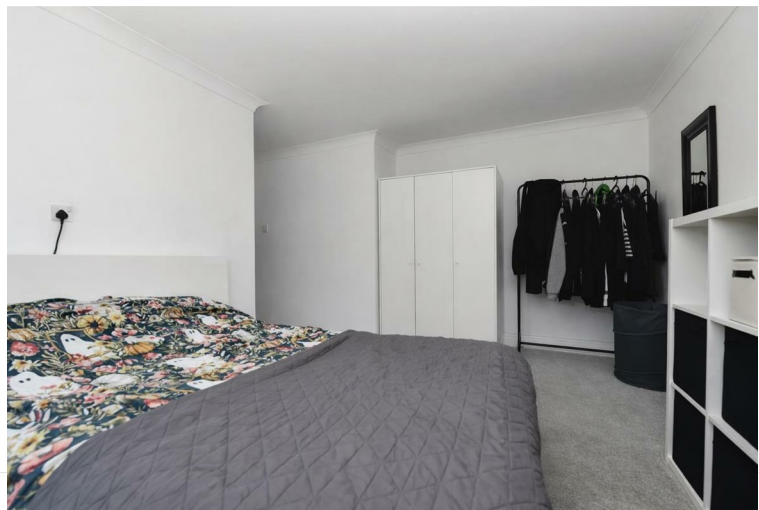
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual 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.

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

RTR

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.



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			
		70	84

EU Directive 2002/91/EC

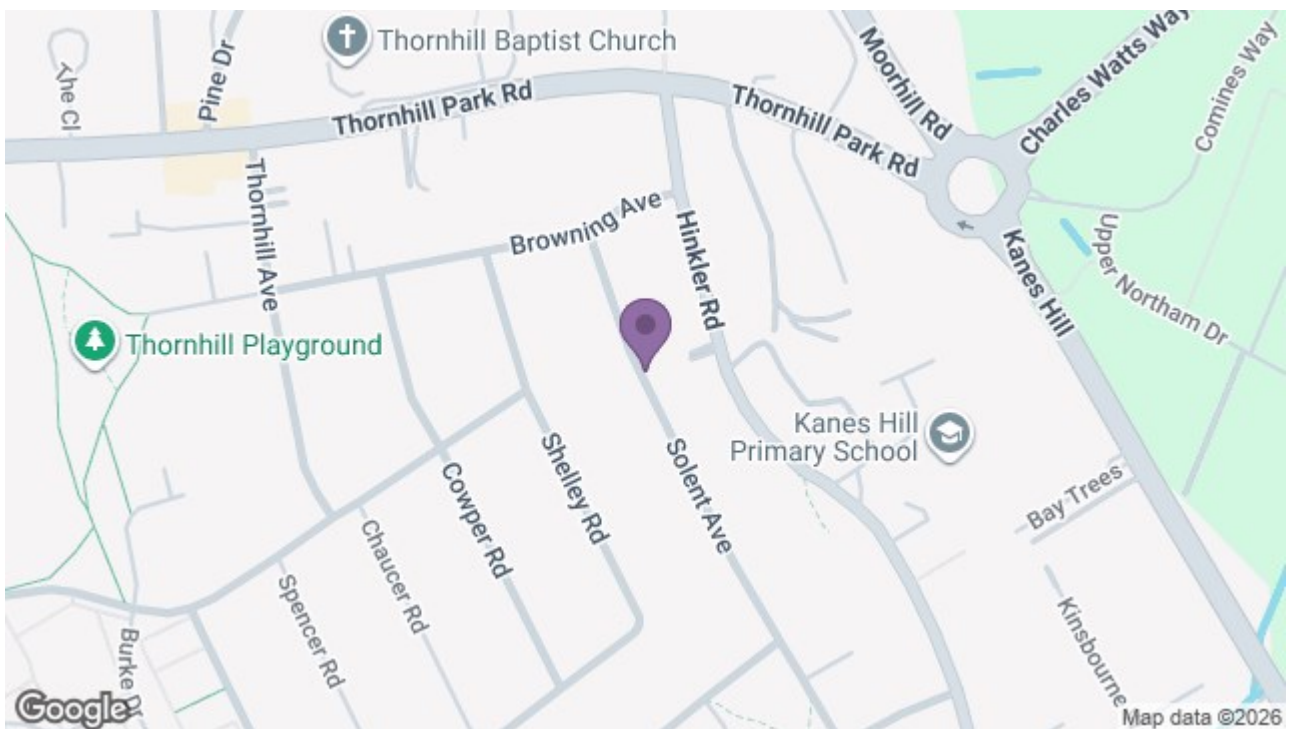
England & Wales





Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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