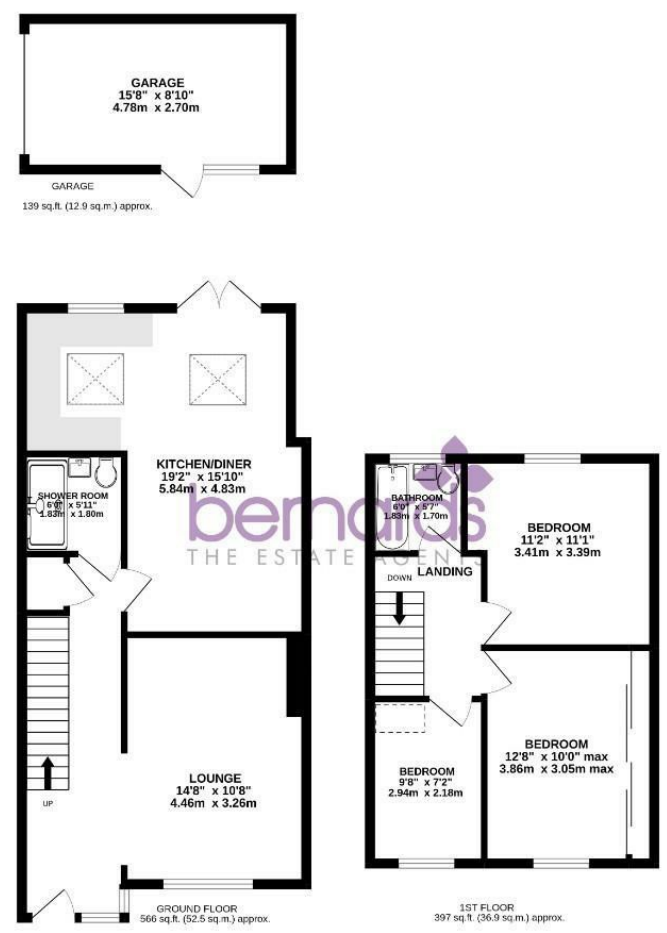


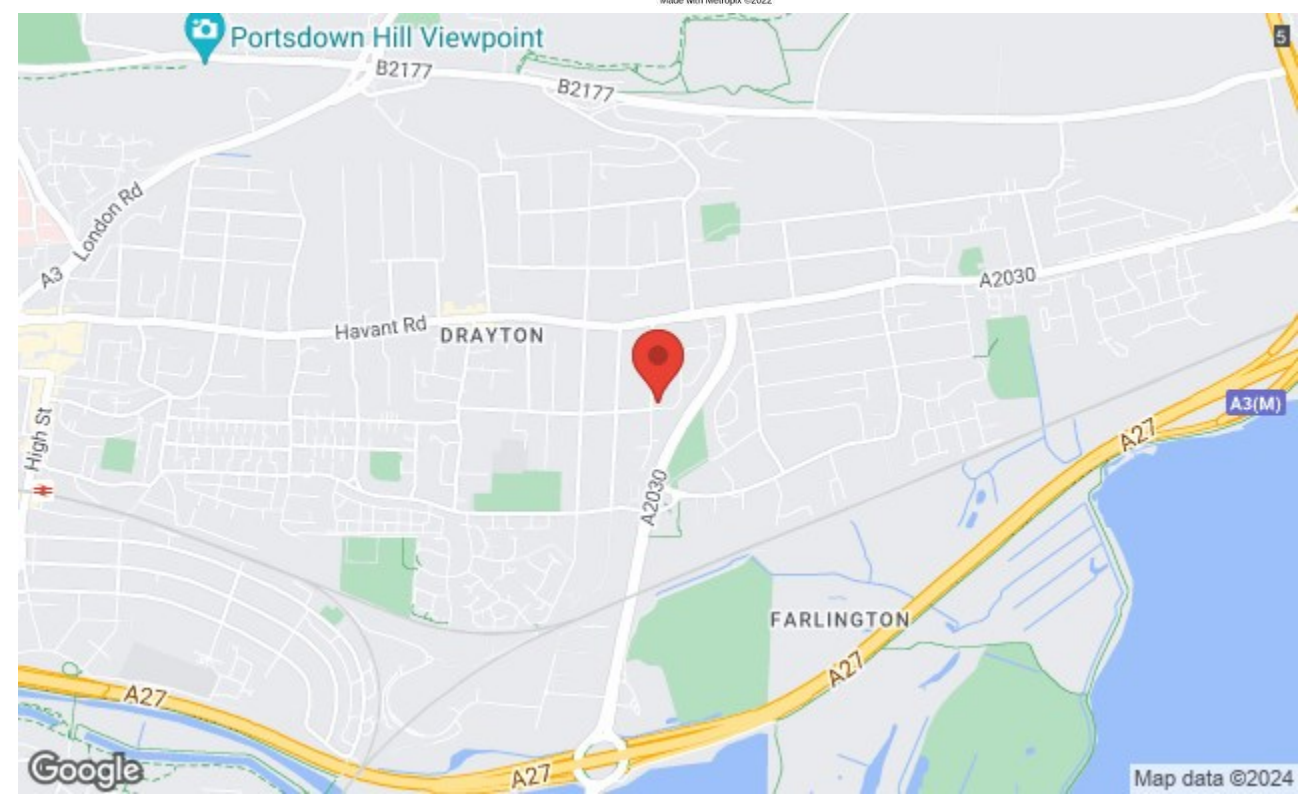
TO LET

£1,600 Per Calendar Month

Lealand Road, Portsmouth PO6 1LY



TOTAL FLOOR AREA: 1102 sq ft. (102.4 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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3 2 2

HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ MID-TERRACE
- ❖ DRAYTON LOCATION
- ❖ TWO RECEPTIONS
- ❖ OPEN PLAN KITCHEN
- ❖ GRAGE TO REAR
- ❖ TWO BATHROOMS
- ❖ MODERN GARDEN
- ❖ PERFECT FOR FAMILIES
- ❖ UNFURNISHED

We are delighted to introduce this very well presented three bedroom family home, in the heart of the highly sought after area of Drayton, for rental.

From the outside of this property you are welcomed by its pleasing frontage, boasting an attracting front garden.

Stepping inside, you have a welcoming entrance hallway, which is an open space which leads through to all the ground floor accommodation. The ground floor is comprised of a large lounge to the front, and a generously sized, open plan kitchen/diner, which includes modern units, sky lights and double doors onto the rear garden, making it a perfect space for entertaining.

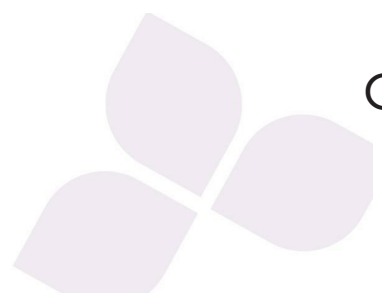
The property's garden is a good size and very low maintenance, being laid to a decking area and artificial lawn. The garden also has access into the garage.

The ground floor is completed by a modern shower room.

Upstairs you have three bedrooms, two of which are double in size. The upstairs also consists of a family bathroom

This property has a lot to offer with its fantastic location, we do not anticipate this property being on the market for very long, so we strongly recommend booking an early viewing!

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
20'2" x 6' (6.15m x 1.83m)

LOUNGE
10'8" x 14'8" (3.25m x 4.47m)

SHOWER ROOM
6' x 5'11" (1.83m x 1.80m)

KITCHEN/DINER
15'10' x 19'2" (4.83m x 5.84m)

BEDROOM
11'2" x 11'2" (3.40m x 3.40m)

BEDROOM
10' max x 12'8" (3.05m max x 3.86m)

BEDROOM
7'2" x 9'8" (2.18m x 2.95m)

BATHROOM
6' x 5'7" (1.83m x 1.70m)

GARAGE
15'8" x 8'10" (4.78m x 2.69m)

COUNCIL TAX BAND C

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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