

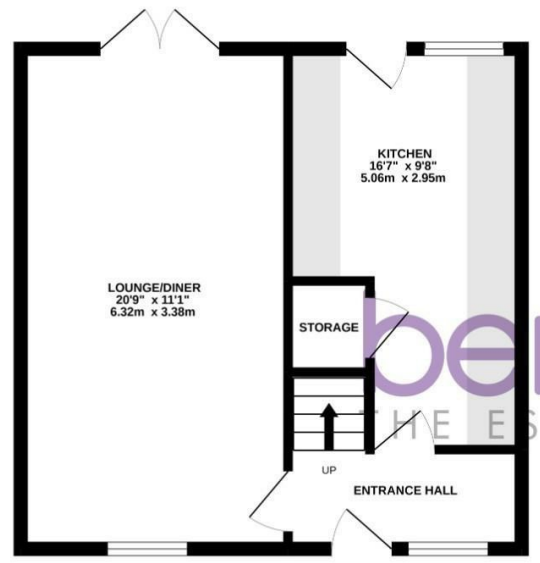
**TO LET**

£1,450 Per Month

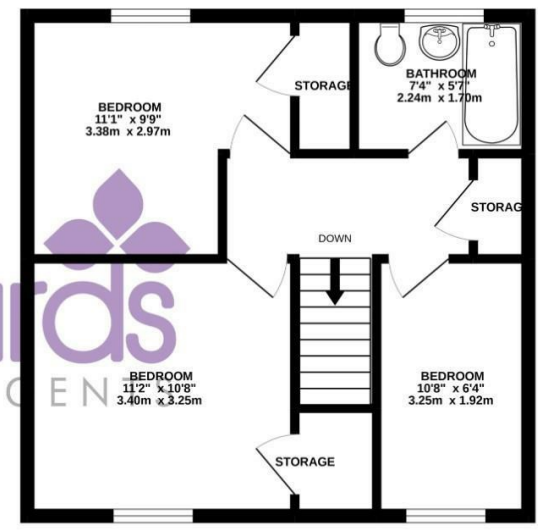
Copsey Grove, Portsmouth PO6 1NB



GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

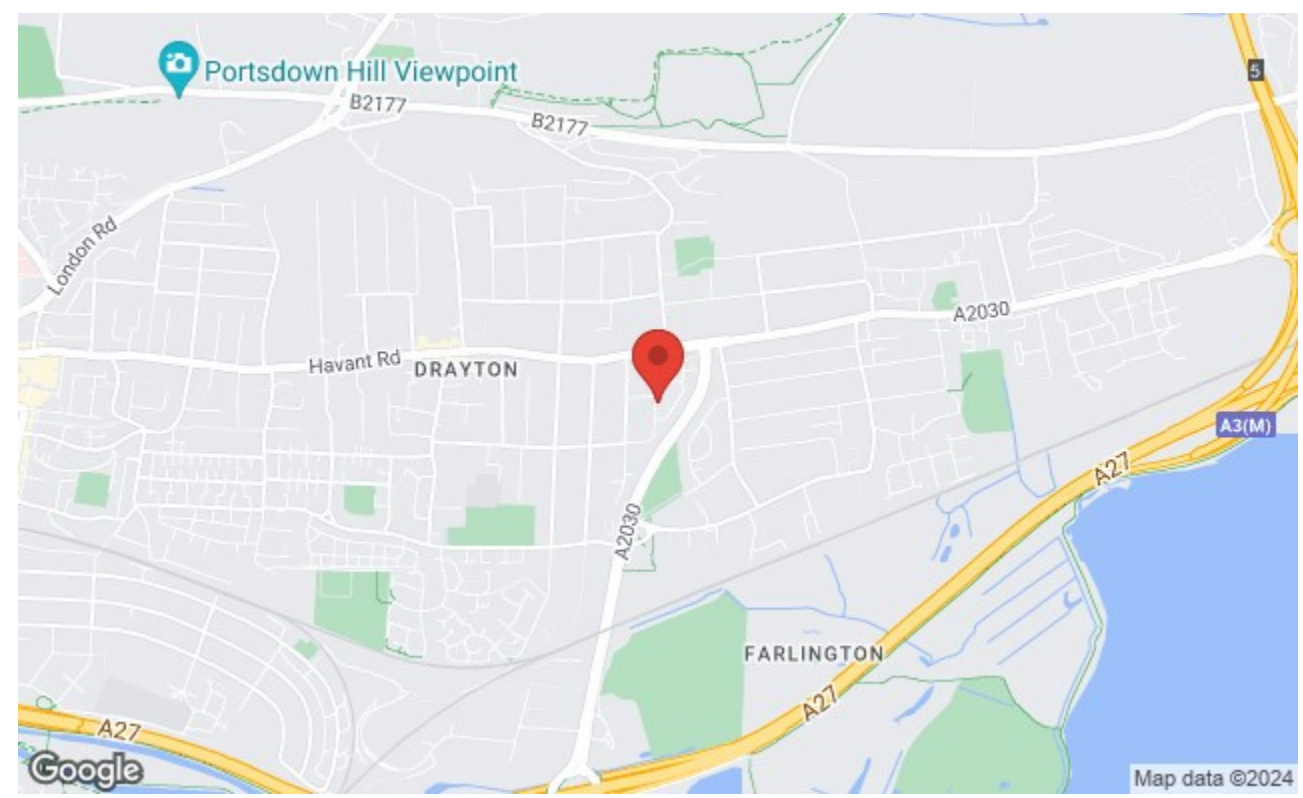


1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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.  
Made with Metropix ©2022



3 Bedrooms, 1 Bathroom, 1 Lounge

**HIGHLIGHTS**

- ❖ THREE BEDROOM FAMILY HOME
- ❖ LOVELY GARDEN
- ❖ DRIVEWAY PARKING
- ❖ SOUGHT AFTER LOCATION
- ❖ AMPLE STORAGE
- ❖ IDEAL FOR FAMILIES
- ❖ UNFURNISHED
- ❖ AVAILABLE MAY
- ❖ A MUST VIEW
- ❖ UPSTAIRS BATHROOMS

**\*\*THREE BEDROOM FAMILY HOME IN DRAYTON WITH OFF ROAD PARKING\*\***

Bernards Estate Agents are pleased to present to the market this spacious, three bedroom family home in the sought after location of Drayton.

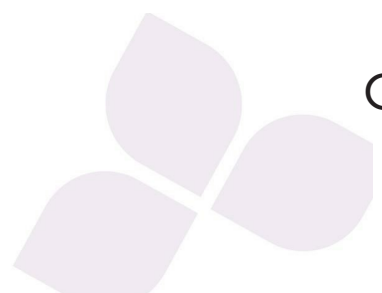
Boasting off road parking to the front and a well presented rear garden, this spacious property would make a great home for families.

The property comprises of a spacious kitchen with patio doors leading onto the garden as well as a 20ft lounge diner, also featuring doors leading onto the garden.

To the upstairs of the property, it features three bedrooms and modern family bathroom with bath and overhead shower.

Offered unfurnished and available from May 2024.

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



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



# 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);

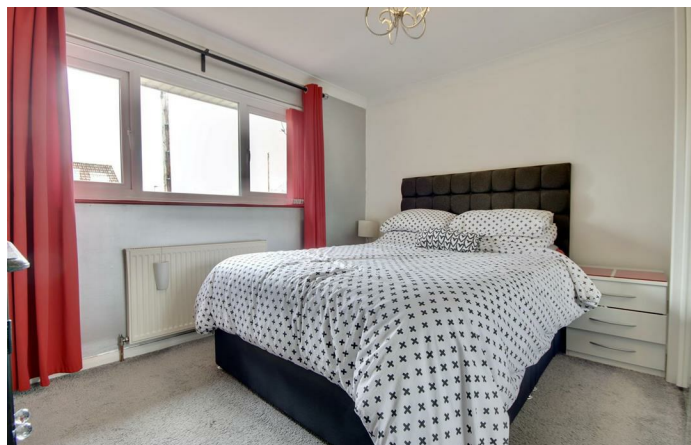
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## 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.

## 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.



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



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

