

£1,500 PCM

Milton Road, Portsmouth PO3 6AL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ LOW MAINTENANCE GARDEN
- ❖ PERFECT FOR A FAMILY
- ❖ THREE DOUBLE BEDROOMS
- ❖ PART FURNISHED
- ❖ AVAILABLE NOW
- ❖ BAY WINDOW
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ SPACIOUS

****LARGE MID TERRACE HOUSE IN REQUESTED LOCATION****

We are delighted to announce to the market this deceptively spacious mid terrace house in the sought after location Milton Road. Located nearby transport links and boasting substantial sized rooms throughout, this property would make the perfect family home.

Upon entry to the property you are

greeted with a generous lounge space with a bay window to allow natural light to enter. The property has a good sized kitchen and garden, perfect for family or social events.

Three double bedrooms presented on the first floor with a loft room on the second floor that can be used for a fourth bedroom.

This property is available NOW and is offered part furnished.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk





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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.

Council Tax Band C

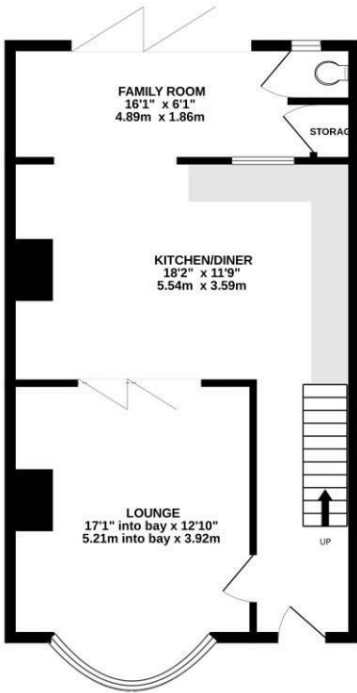
Portsmouth City Council: C



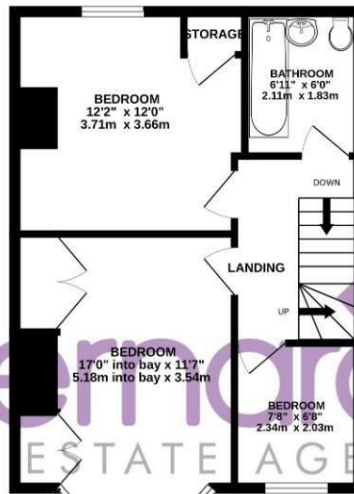
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



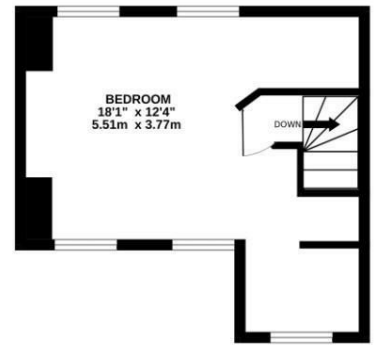
GROUND FLOOR
571 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.

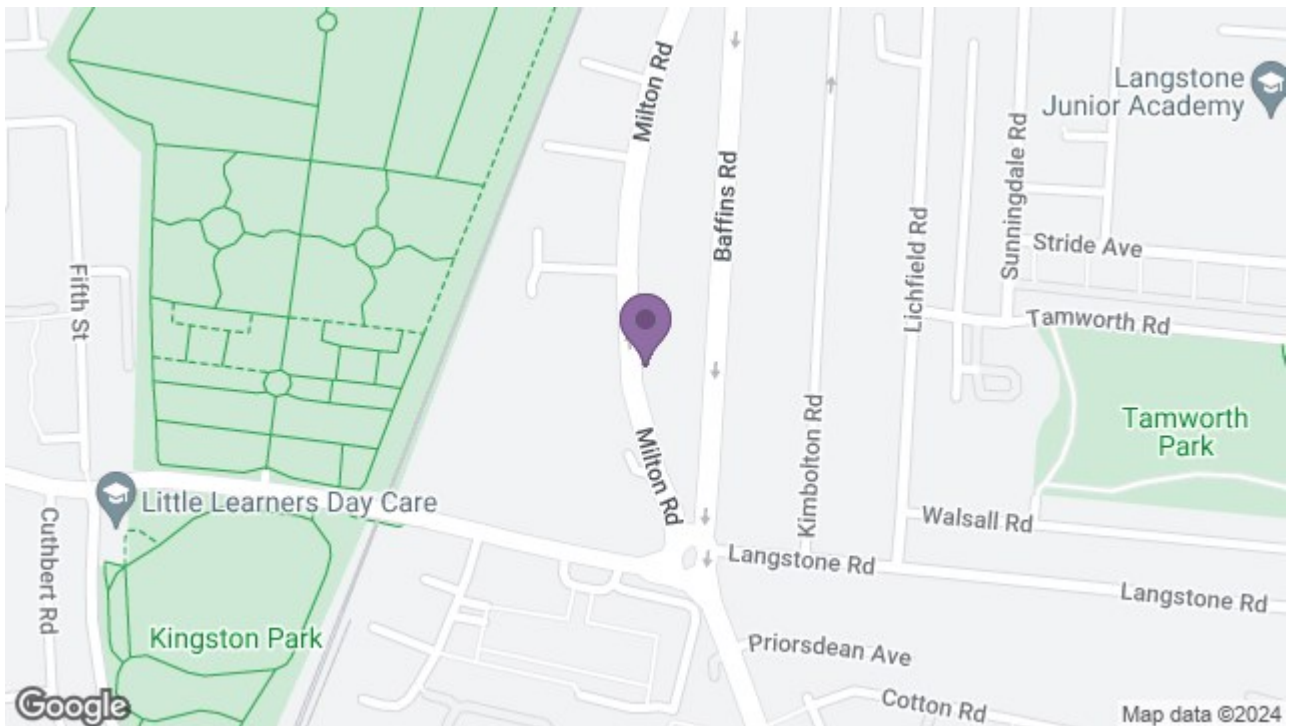


2ND FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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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