

£1,500 PCM

Ripley Grove, Portsmouth PO3 6NH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BAFFINS LOCATION
- ❖ CLOSE TO LOCAL PARK
- ❖ CLOSE TO LOCAL SHOPS
- ❖ THREE BEDROOMS
- ❖ SEPERATE LIVING ROOM
- ❖ OPEN PLANNED KITCHEN/DINER
- ❖ CONSERVATORY
- ❖ NEGOTIABLE FURNITURE
- ❖ WELL PRESENTED
- AVAILABLE JULY

Welcome to Ripley Grove, Portsmouth - a charming location that could be the perfect setting for your new home! This delightful terraced house boasts three well-presented bedrooms, ideal for a growing family or those in need of extra space. The kitchen/dining area is perfect for hosting family meals or entertaining guests, adding a touch of warmth and homeliness to the property.

Located in the sought-after Baffins area, this property offers not just a house, but a lifestyle. With its

convenient location, you'll have easy access to local amenities, schools, and transport links, making daily life a breeze.

If you're looking for a cozy yet spacious home in a friendly neighbourhood, this mid-terrace property in Ripley Grove could be the perfect fit for you. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community.

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 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.

Lounge

13'11" into bay x 9'11" (4.26 into bay x 3.03)

Kitchen/Diner

19'10" x 11'3" (6.05m x 3.45m)

Conservatory

13'5" x 4'5" (4.11 x 1.35)

Bedroom One

13'3" x 11'3" (4.04 x 3.45)

Bedroom Two

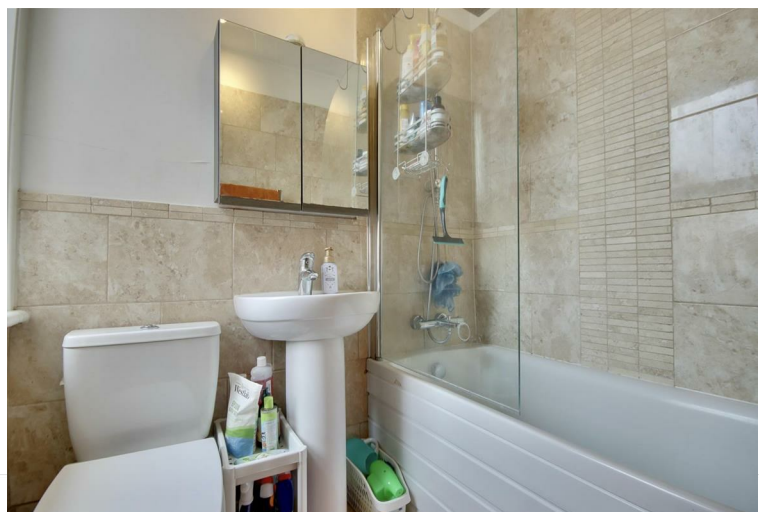
9'5" x 7'8" (2.89 x 2.36)

Bedroom Three

11'8" x 6'9" (3.56 x 2.06)

Bathroom

6'1" x 4'7" (1.86 x 1.40)



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	





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TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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