

£1,500 PCM

Tangier Road, Portsmouth PO3 6PG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- UNFURNISHED
- AVAILABLE NOW
- GARAGE
- REAR ACCESS
- THREE DOUBLE BEDROOMS
- BAFFINS LOCATION
- CLOSE TO BAFFINS POND
- GAS CENTRAL HEATING

**\*\*MID TERRACE BEAUTIFUL THREE BEDROOM FAMILY HOME\*\***

We are delighted to offer for let this beautifully presented, mid terraced home in the highly sought after location of Tangier Road, Baffins. This property would be perfect for those looking to upsize.

Entering the property, you instantly get a feel for the size that will be on offer. Downstairs you have spacious rooms throughout with living room to the front and WC. This house has been beautifully modernised throughout and flooded with natural light.

The garden is perfect for social events and play area. The garage is located at the back of the property and there is rear access.

Going back in to the property and upstairs, the first floor benefits from three double bedrooms.

This family home has been finished to a high standard throughout and is available NOW! The property is offered completely unfurnished.

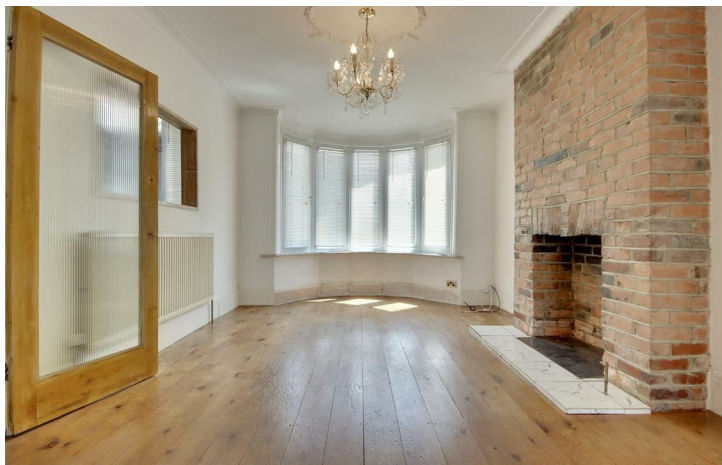
Call now to arrange a viewing.

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02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# 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);

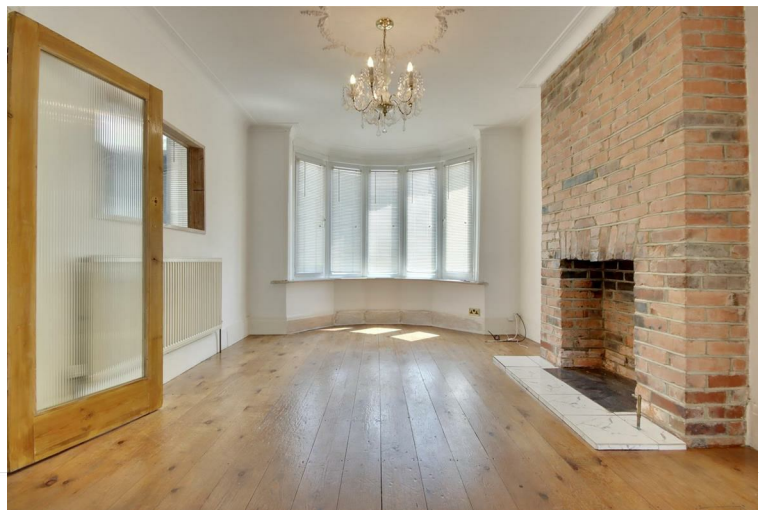
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments 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.

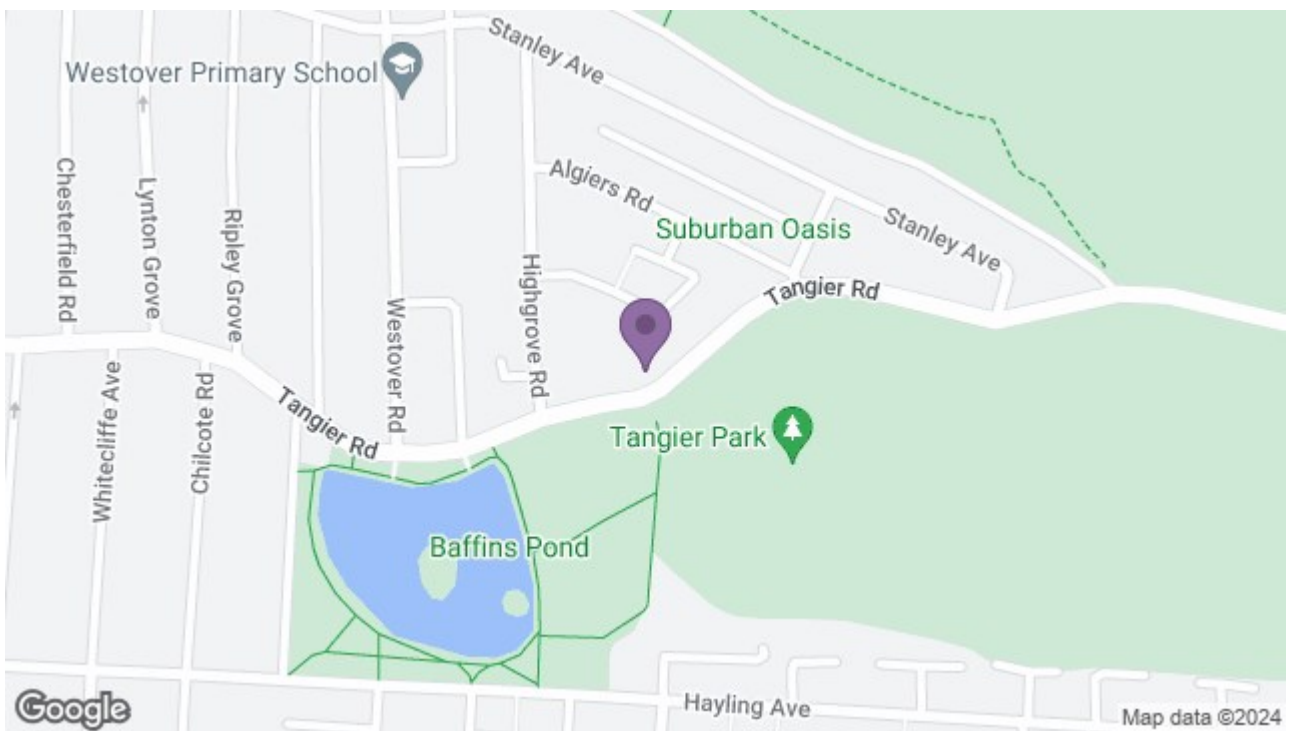
## Council Tax Band C

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	





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t: 02392 728090

