

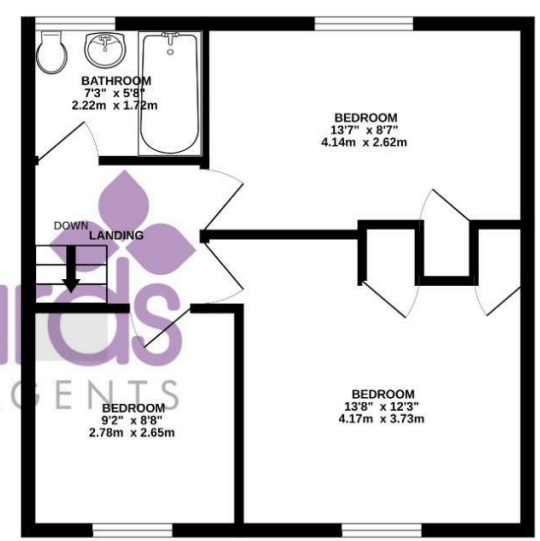
**TO LET**

£1,400 Per Calendar Month  
Colesbourne Road, Portsmouth PO6 4DZ

**bernards**  
THE ESTATE AGENTS

GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



**bernards**  
THE ESTATE AGENTS

TOTAL FLOOR AREA : 853 sq.ft. (79.2 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 bedrooms, 1 bathroom, 2 living areas

### HIGHLIGHTS

- THREE BEDROOM TERRACED HOUSE
- SPACIOUS REAR GARDEN
- WHITE GOODS
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- DINING ROOM
- PAULSGROVE LOCATION
- UNFURNISHED
- IDEAL FOR FAMILY
- AVAIL ABLE FROM SEPTMBER

**\*\*THREE BEDROOM TERRACED HOUSE\*\***

New to this market is this spacious, three bedroom terraced house situated in Colesbourne Road, Paulsgrove. This house is situated in an ideal location and is situated a short distance from QA hospital.

The property itself offers a modern fitted kitchen equipped with white goods including washing machine and fridge freezer and has a door leading

onto the garden. The garden offers an abundance of space, an outside shed and is fully slabbed to be easily maintained. There is a spacious lounge and separate dining area to the ground floor.

Leading onto the first floor, you will find two double bedrooms and a smaller, third bedroom as well as the family bathroom.

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.

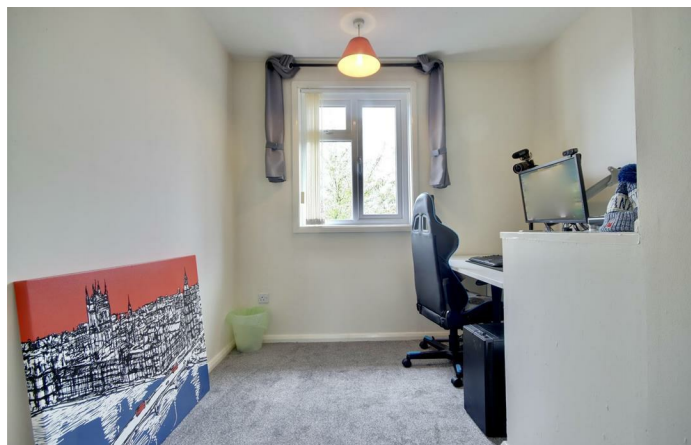
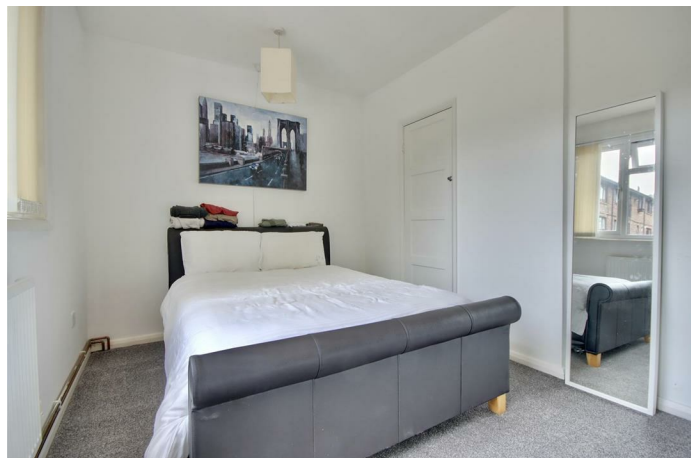
## RIGHT TO RENT

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.

## COUNCIL TAX BAND A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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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