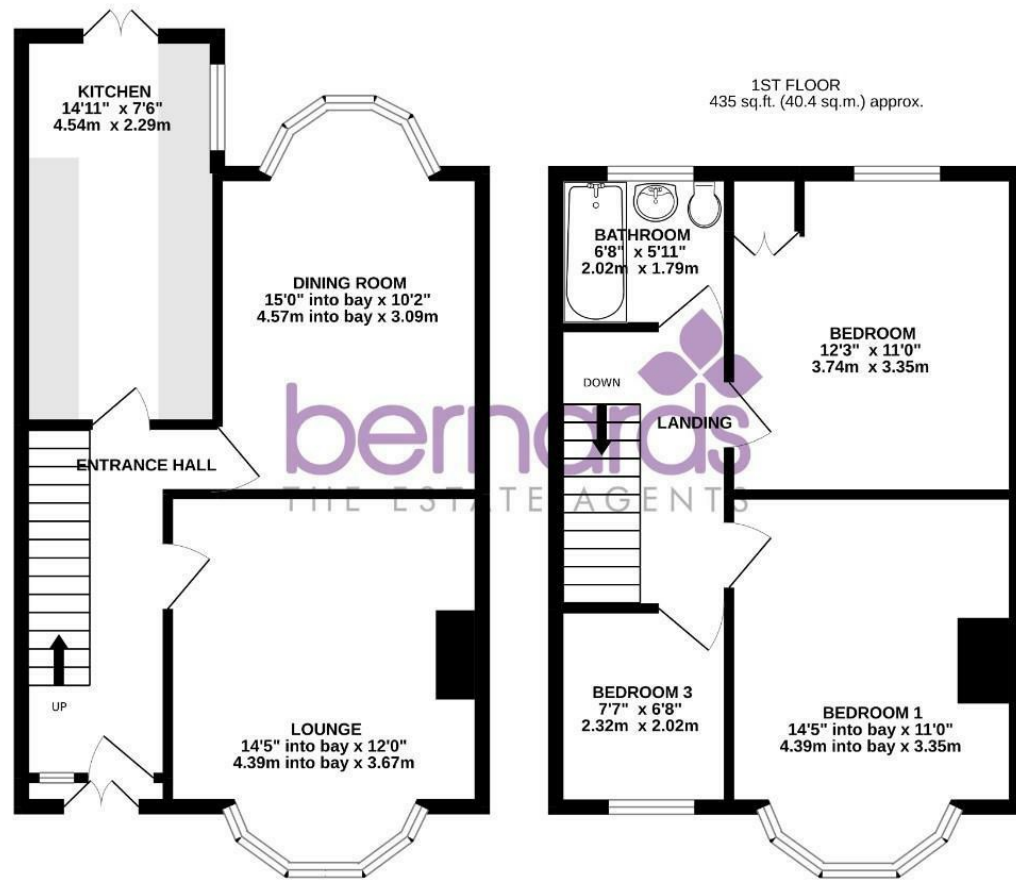
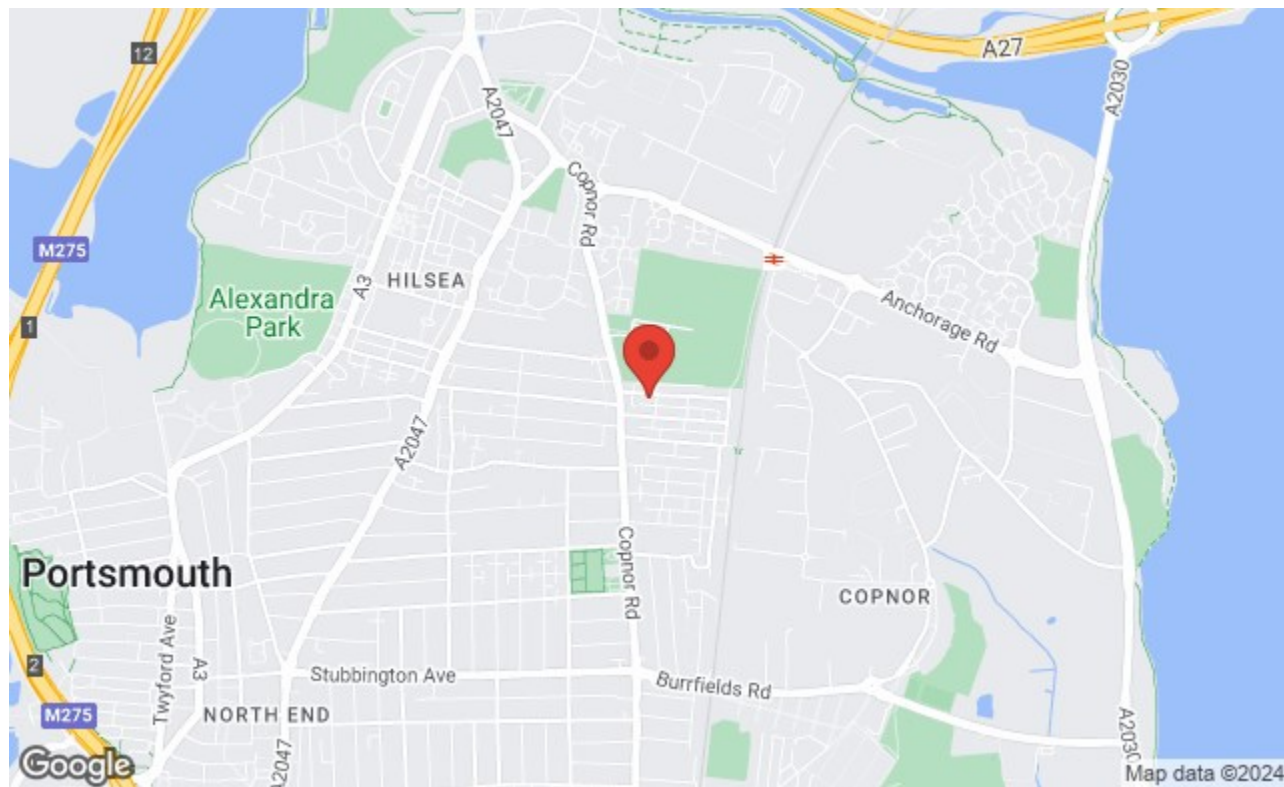


GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
 t: 02392 728090



£1,600 Per Calendar Month

Wesley Grove, Portsmouth PO3 5ER



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ MID-TERRACE
- ❖ DOUBLE BAY AND FORECOURT
- ❖ TWO RECEPTION ROOMS
- ❖ SOUTH FACING GARDEN
- ❖ IDEAL FOR FAMILIES
- ❖ SOUGHT AFTER LOCATION
- ❖ LARGE MODERN KITCHEN
- ❖ GARDEN ROOM
- ❖ BESPOKE SHUTTER BLINDS

We are delighted to introduce to the rental market, this spacious three bedroom, mid terrace property, in the highly sought after location of Wesley Grove, Copnor.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer.

Entering the property, you are greeted by a welcoming entrance hallway, off which you have access to the bright and airy lounge which is flooded with light from the bay window.

There is an additional reception room to the rear, which includes a further large bay window, which is a beautiful feature and flooded the room with natural light. Completing the ground floor is the 14ft kitchen.

The rear garden is laid to block paving and is

south facing, making it a wonderfully low maintenance sun-trap. There is the addition of rear access to the brick garden store, which provides the potential for a garden room.

Moving back into the property and up to the first floor, you have two double bedrooms and a single, along with a three-piece family bathroom. Both bedrooms one and two come with the addition of high quality wardrobes.

This wonderful property has all the characteristics of a fantastic family home, meaning we strongly recommend booking an early viewing to avoid disappointment!

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

12'1" x 14'5" into bay (3.68m x 4.39m into bay)

DINING ROOM

10'2" x 15' into bay (3.10m x 4.57m into bay)

KITCHEN

7'6" x 14'11" (2.29m x 4.55m)

BEDROOM ONE

11'1" x 14'5" into bay (3.38m x 4.39m into bay)

BEDROOM TWO

12'3" x 11'1" (3.73m x 3.38m)

BEDROOM THREE

7'7" x 6'8" (2.31m x 2.03m)

BATHROOM

6'8" x 5'11" (2.03m x 1.80m)

GARDEN ROOM

17'10" x 6'6" (5.44m x 1.98m)

COUNCIL TAX BAND C

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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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