

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



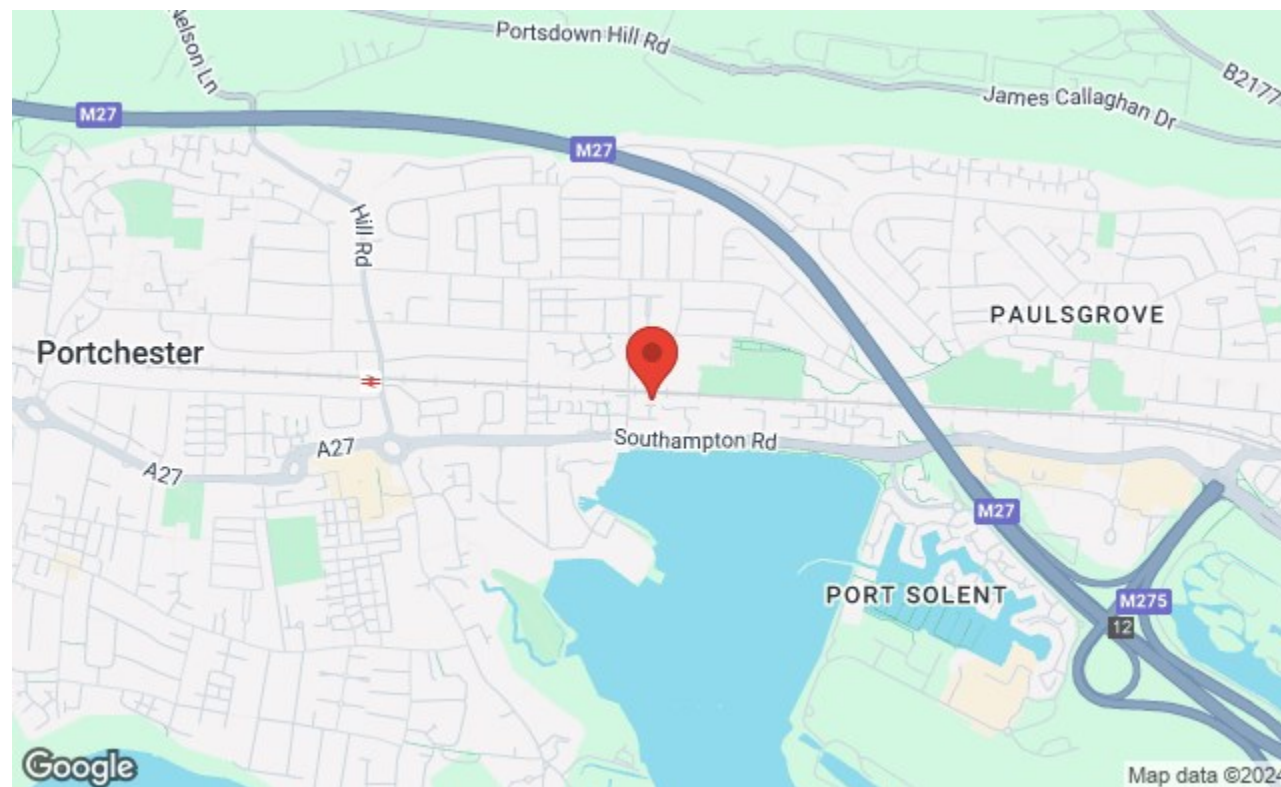
£1,450 PCM

Coltsmead, Portsmouth PO6 4RQ



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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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HIGHLIGHTS

- ❖ OFF ROAD PARKING
- ❖ THREE BEDROOMS
- ❖ OPEN PLANNED KITCHEN/DINER
- ❖ GOOD SIZE LOUNGE
- ❖ DOUBLE GLAZING & GAS CENTRAL HEATING
- ❖ FRONT AND REAR GARDEN
- ❖ PORTCHESTER LOCATION
- ❖ UNFURNISHED
- ❖ AVAILABLE DECEMBER
- A MI IST VIFW

****THREE BEDROOM SEMI DETACHED HOUSE****

New to this market is this spacious, three bedroom house situated in Coltsmead, Portchester. This house is situated in an ideal location and is situated a short distance from QA hospital. Close to plenty of local bars and restaurants with stunning views of the harbour of Port Solent.

On entry via the porch you are presented with the huge lounge that is flooded with light. Making

your way through to the modern kitchen that has been fitted, you'll find the back garden and the rear of the property.

Going up the stairs, you are presented with three double bedrooms and a three piece bathroom.

Added benefits will include parking on your own drive.

This property is perfect for a family is offered unfurnished.

Available December 2024

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.

COUNCIL TAX BAND 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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