

£1,550 PCM

Copnor Road, Portsmouth PO3 5AH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOM
- ❖ FAMILY HOME
- ❖ SPACIOUS THROUGHOUT
- ❖ LOW MAINTENANCE GARDEN
- ❖ TWO BATHROOMS
- ❖ ONE DOWNSTAIRS BEDROOM
- ❖ LARGE KITCHEN
- ❖ CENTRAL LOCATION
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND B

Situated on Copnor Road, Portsmouth, this spacious four-bedroom family home offers a perfect blend of comfort and convenience. The property boasts spacious rooms throughout, providing ample space for family living and entertaining. With a well-designed layout, the house features a welcoming reception room that serves as an ideal gathering space for family and friends.

The four generously sized bedrooms ensure that everyone has their own personal retreat, while the two

bathrooms add to the practicality of the home, catering to the needs of a busy family. Further benefits include a low maintenance rear garden and gas central heating.

Its prime location offers easy access to local amenities, schools, and transport links.

Call now to enquire on 02392 728 090.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk





Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

Right to Rent Checks

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 e.g. 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.



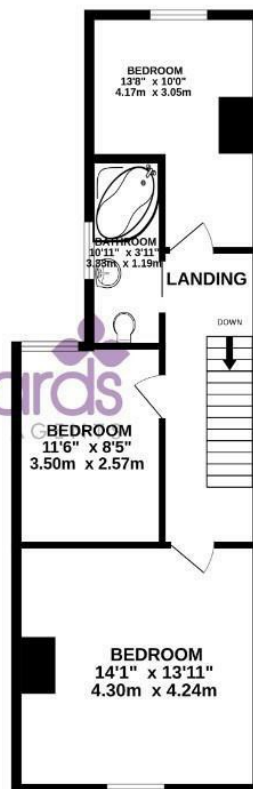
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.

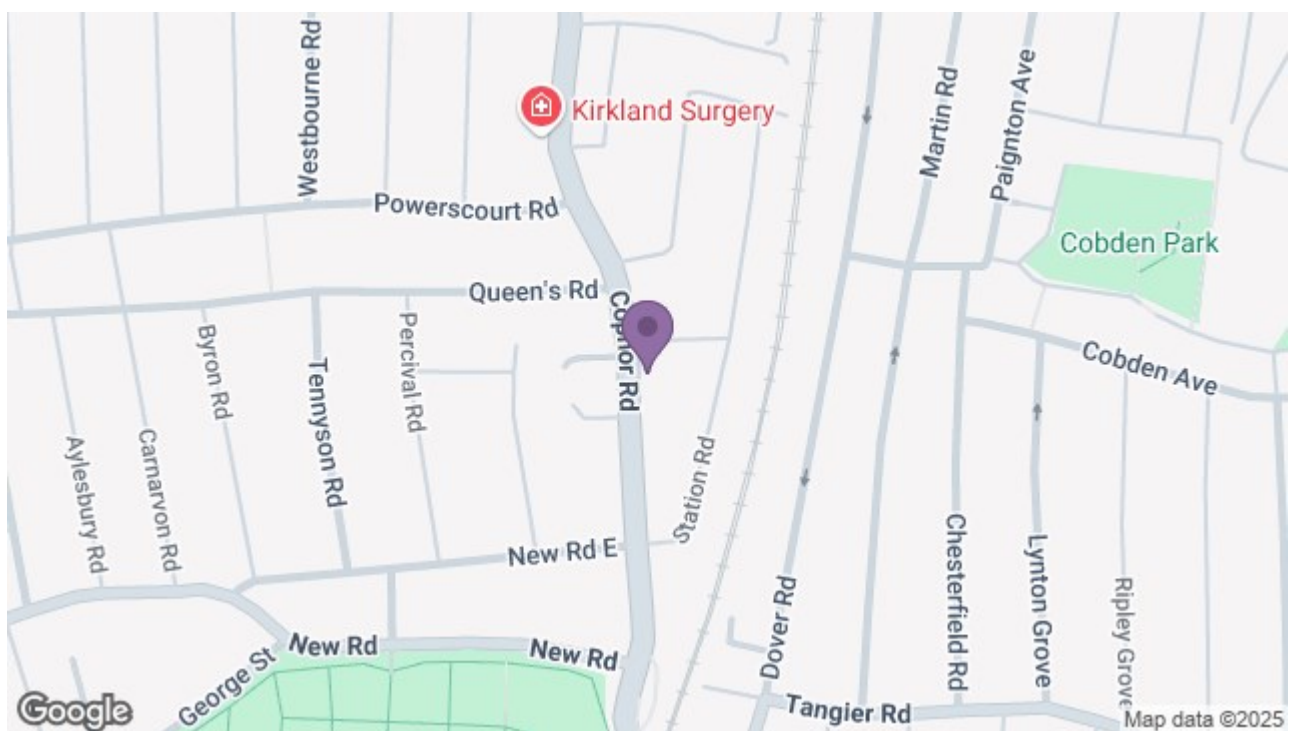


1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.4 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.
Made with Metropix ©2025



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

