

£1,250 PCM

Guildford Road, Portsmouth PO1
5EA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FAMILY HOME
- ❖ MODERN & NEUTRAL DECOR
- ❖ TWO RECEPTION ROOMS
- ❖ DOUBLE BEDROOMS
- ❖ REAR GARDEN
- ❖ DOWNSTAIRS BATHROOM
- ❖ AVAILABLE MAY
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND B

This two-bedroom family home offers a delightful blend of modern living and comfort. Upon entering, you are greeted by two spacious reception rooms, perfect for both relaxation and entertaining guests. The decor throughout the property is modern and neutral, creating a warm and inviting atmosphere that allows for personal touches.

The two well-proportioned bedrooms provide ample space for small families or a couple.

The house features a conveniently located downstairs bathroom, adding to the practicality of the layout.

Situated in a central location, this property benefits from excellent transport links and a variety of local amenities, making it an ideal choice for those seeking convenience and community.

Do not miss the chance to make this lovely house your new home. Call today on 02392 728 090.

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





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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

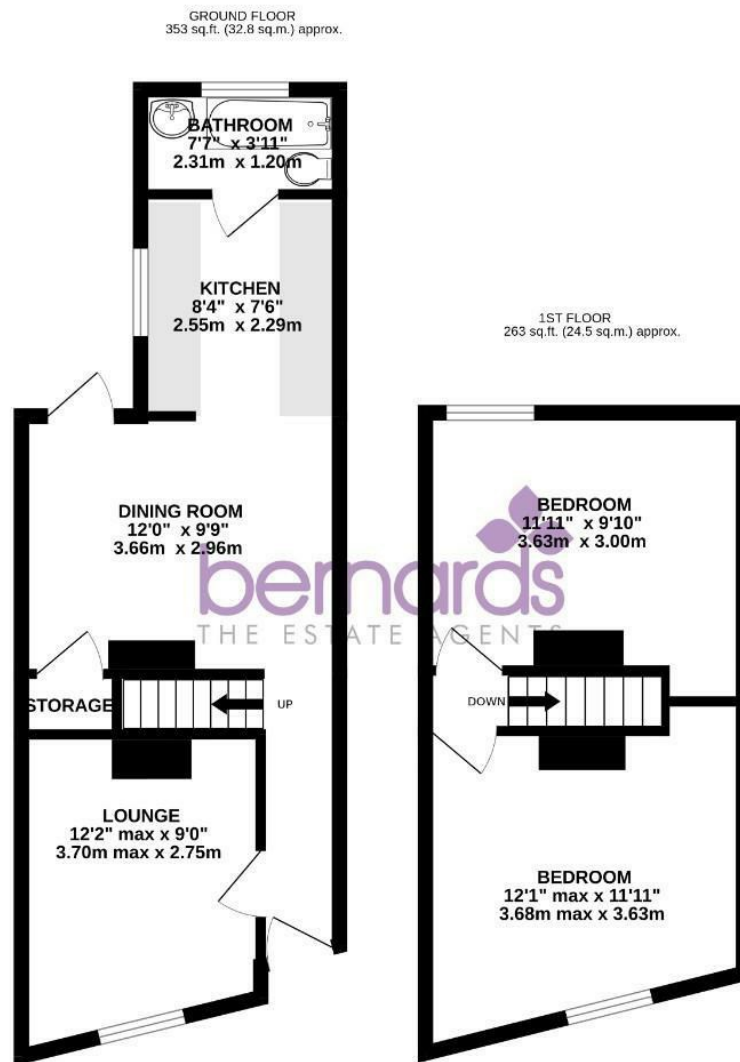
reasonable costs);

- 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 | | 84 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

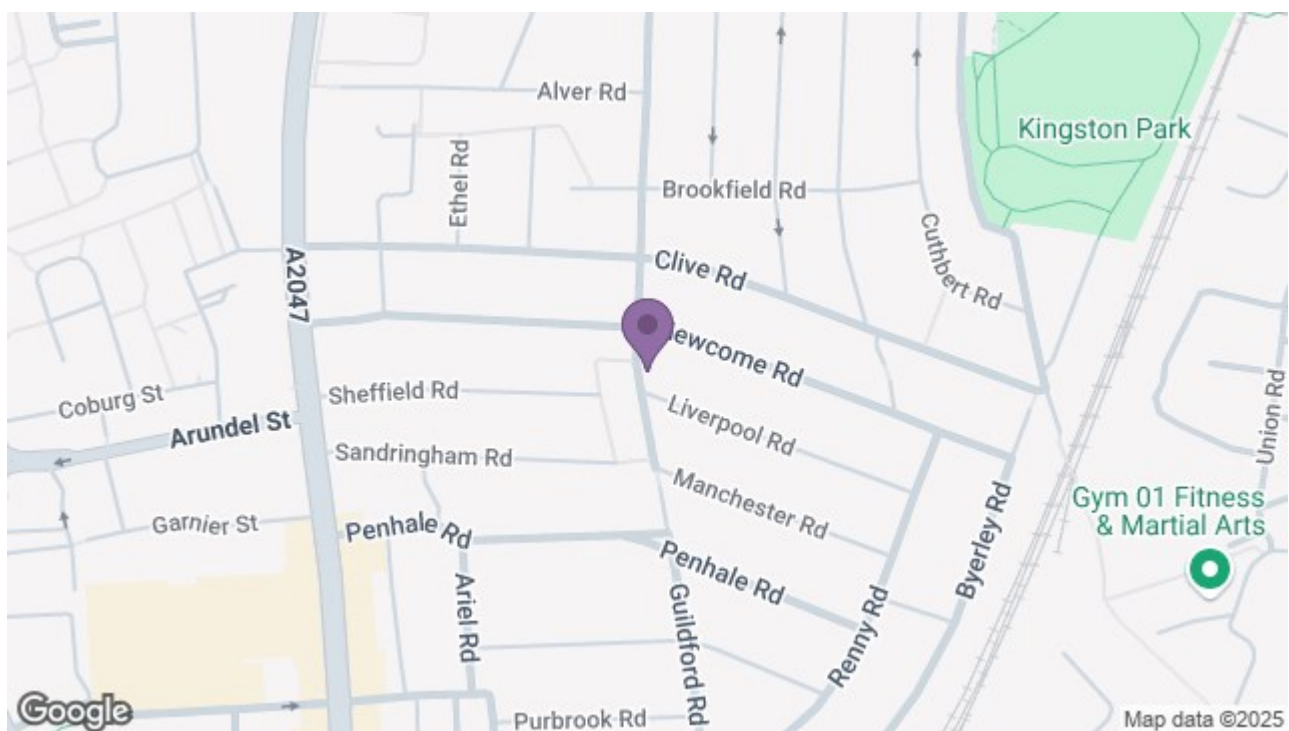




TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.

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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