

£1,500 Per Month

Emsworth Road, Portsmouth PO2
7HJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ *PENDING REDECORATION*
- ❖ FAMILY HOME
- ❖ DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ LARGE GARDEN
- ❖ UPSTAIRS SHOWER ROOM
- ❖ DOWNSTAIRS BATHROOM
- ❖ AVAILABLE END OF MAY
- ❖ CALL NOW TO BOOK YOUR VIEWING

Situated in Emsworth Road, Portsmouth, this three-bedroom family home offers a perfect blend of comfort and space. As you step inside, you are welcomed by two generous reception rooms, ideal for both relaxation and entertaining guests.

The property boasts three well-proportioned bedrooms, an upstairs shower room and a downstairs bathroom, a large rear garden and

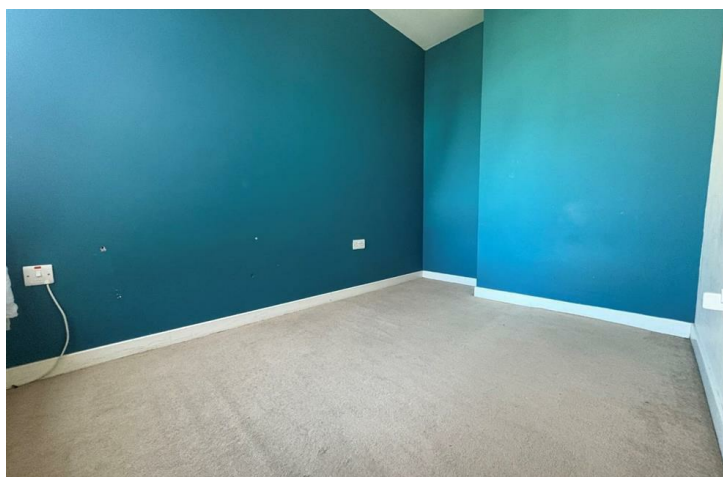
a lean-to storage / utility room.

Situated in a desirable area of Portsmouth, this property is close to all local amenities and transport links. With its combination of space, comfort, and a lovely garden, this home is sure to appeal to those seeking a welcoming family home.

Don't miss the opportunity to make this spacious house your new home.

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





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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.

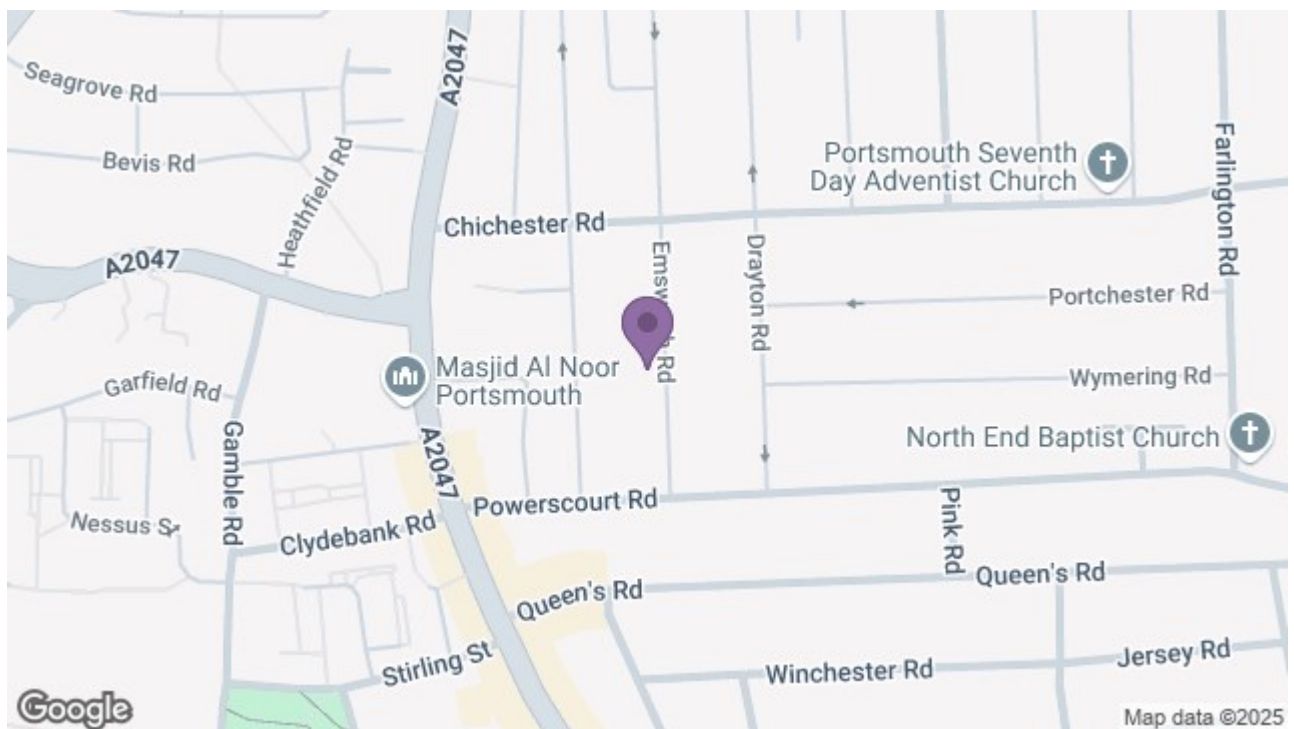
Right to Rent

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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