

£1,400 Per Calendar Month

Stroudley Avenue, Portsmouth PO6
1RF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ PRIME DRAYTON LOCATION
- ❖ CLOSE TO SCHOOLS, SHOPS AND LOCAL AMENITIES
- ❖ AMPLE DRIVEWAY PARKING
- ❖ SPACIOUS GARDEN
- ❖ SEMI DETACHED BUNGALOW
- ❖ NEW, MODERN BATHROOM
- ❖ REDECORATION THROUGHOUT
- ❖ AVAILABLE IMMEDIATELY
- ❖ MODERN FITTED KITCHEN
- ❖ NEUTRALLY DECORATED THROUGHOUT

Nestled in the charming area of Stroudley Avenue, Portsmouth, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The home offers a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and natural light, creating a homely feel throughout.

The bungalow features a well-appointed bathroom, ensuring all your daily needs are met with ease. The property's design allows for easy

movement between rooms, making it a practical choice for everyday living.

Situated in a desirable location, this home benefits from proximity to local amenities, parks, and excellent transport links, making it easy to explore the vibrant city of Portsmouth and its surrounding areas. Whether you are looking to enjoy leisurely strolls along the coast or indulge in the rich history and culture of the city, this property offers a fantastic base.

In summary, this semi-detached bungalow on Stroudley Avenue presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in Portsmouth. With its appealing features and prime location, it is a property not to be missed.

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.

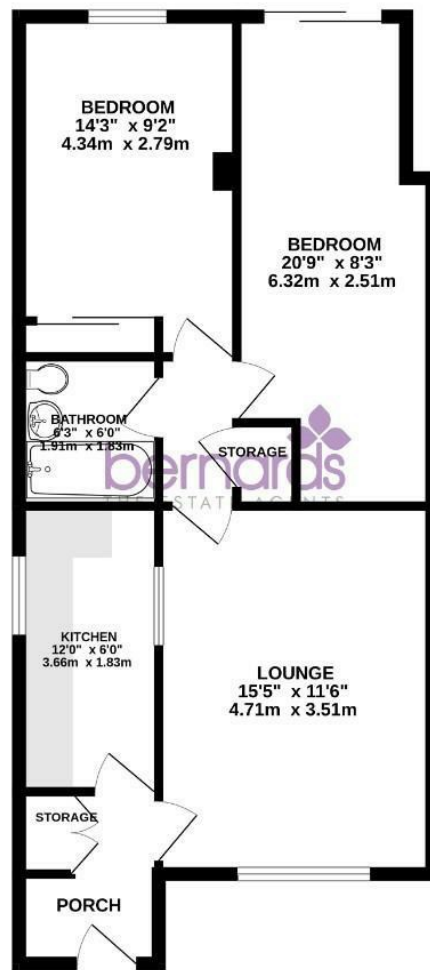
Council Tax Band C

Portsmouth City Council: £1137.00
Police & Crime Commissioner: £147.08
Combined Fire Authority: £56.75
Total: £1340.83

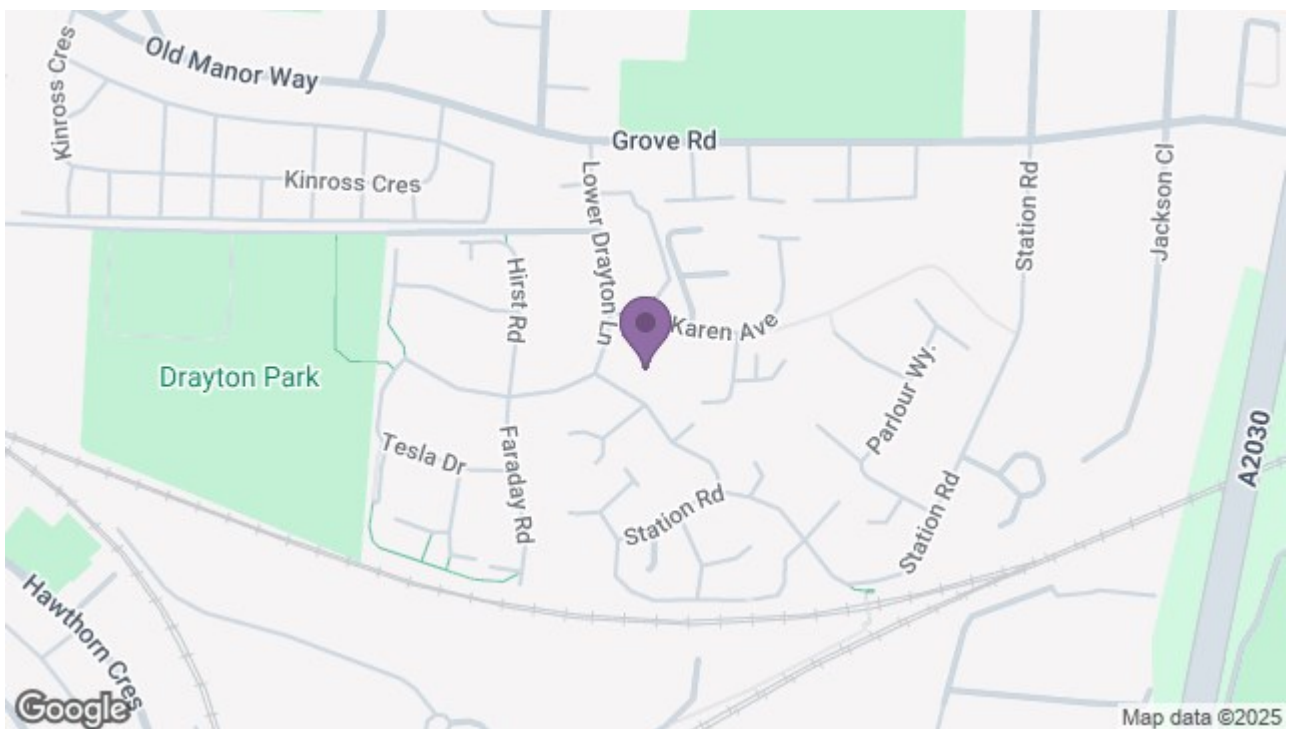
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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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