

£1,500 Per Month

Guildford Road, Portsmouth PO1
5HU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ SPACIOUS LIVING ROOM
- ❖ UNDERGOING REDECORATION
- ❖ MODERN KITCHEN
- ❖ DOUBLE BEDROOMS
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ CENTRAL LOCATION
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ AVAILABLE OCTOBER
- EPC RATING C

Situated on Guildford Road in Portsmouth, this three-bedroom family home is a perfect blend of comfort and modern living. Currently undergoing redecorated, the property boasts a fresh and inviting atmosphere, making it an ideal choice for families or those seeking a welcoming space to call home.

Upon entering, you are greeted by a spacious living room that offers ample room for relaxation and entertaining. This well-proportioned area is perfect for family gatherings or quiet evenings in.

The property includes three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is designed to accommodate family life comfortably, ensuring that everyone has their own space.

Convenience is key with a downstairs shower room, making it easy for busy mornings or when entertaining guests. The low-maintenance rear garden is a delightful outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep. It offers a wonderful opportunity for outdoor dining, gardening, or simply unwinding in a private setting.

This home is ideally situated, providing easy access to local amenities, schools, and transport links, making it a fantastic choice for families and professionals alike. With its modern touches and practical layout, this property is ready to welcome its new owners. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.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

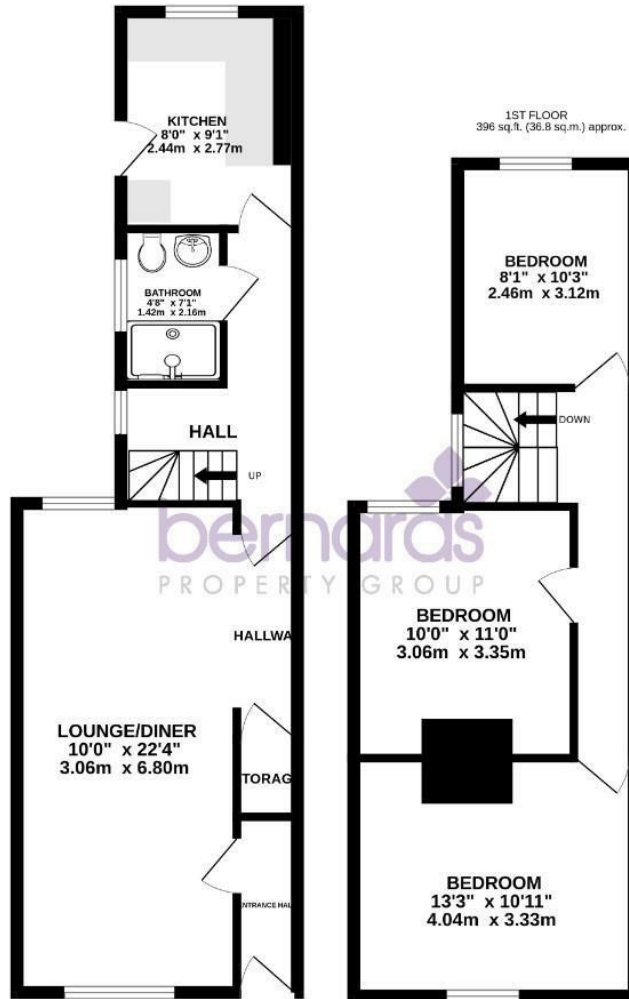
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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		
(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
461 sq.ft. (42.8 sq.m.) approx.

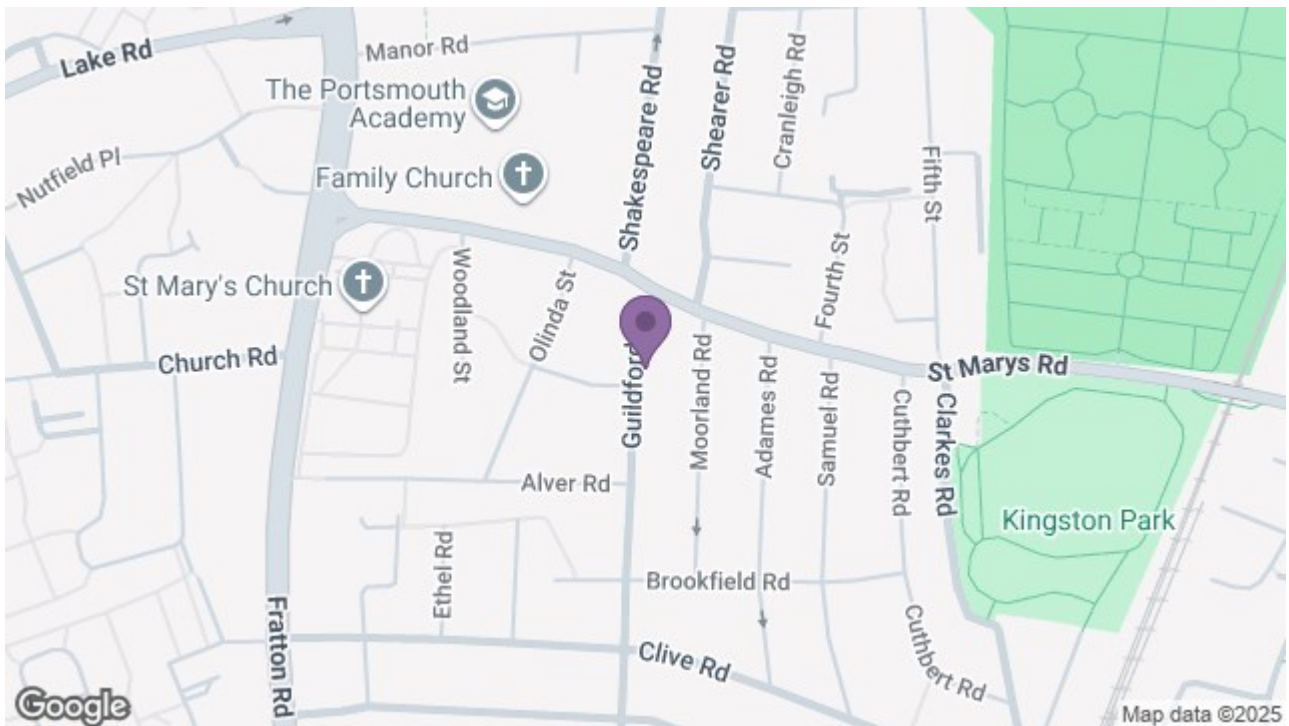


1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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