

£1,250 Per Month

Walker Road, Portsmouth PO2 8PQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FAMILY HOME
- ❖ SPACIOUS KITCHEN
- ❖ FRESHLY DECORATED
- ❖ DOUBLE BEDROOMS
- ❖ LARGE GARDEN
- ❖ DOWNSTAIRS BATHROOM
- ❖ NEUTRAL DECOR
- ❖ AVAILABLE NOW
- ❖ CENTRAL LOCATION
- ❖ EPC RATING D

Situated on Walker Road in Portsmouth, this spacious two-bedroom family home presents an excellent opportunity for those seeking comfort and style. Ideal for families, couples, or individuals, the property is move-in ready and features a freshly decorated reception room that creates a warm and welcoming first impression.

At the heart of the home is a spacious, modern kitchen with ample room for cooking, dining, and socialising—perfect for both everyday living and entertaining.

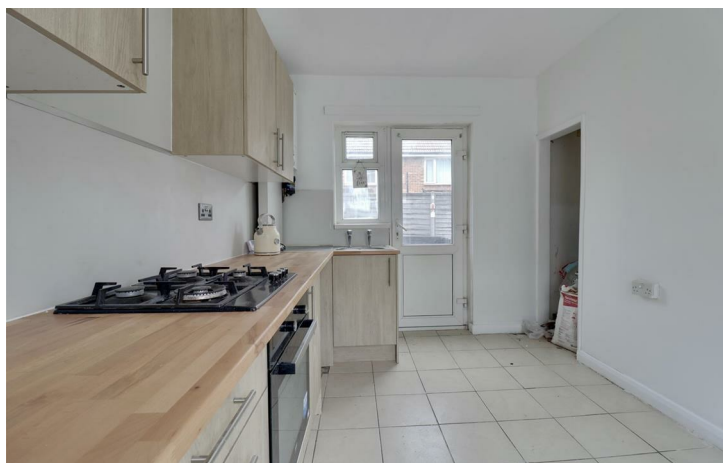
A conveniently located downstairs bathroom adds to the practicality of the layout, while neutral décor throughout enhances the sense of light and space.

Upstairs, two generously sized double bedrooms provide comfortable accommodation, and outside, a large private garden offers an ideal space for relaxation or entertaining.

This property combines thoughtful design with everyday functionality, making it a fantastic opportunity for anyone seeking a welcoming and modern home, in a convenient and central location.

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

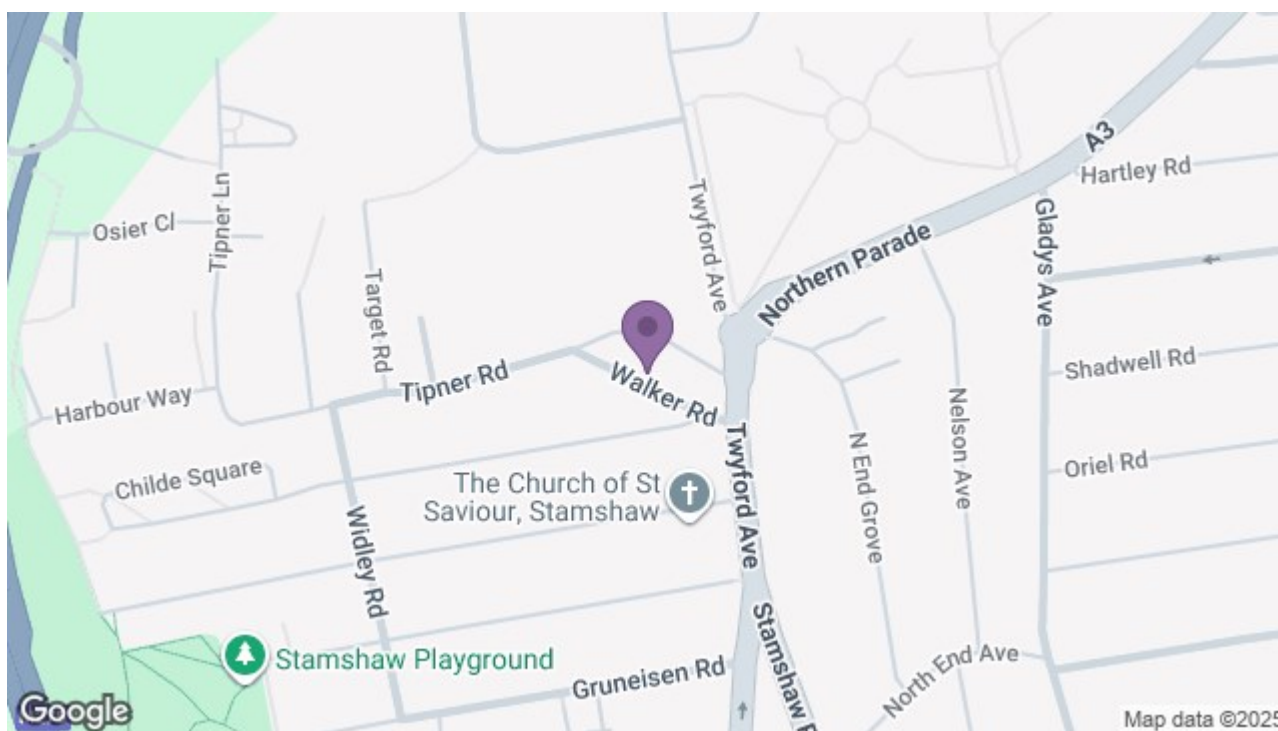
reasonable costs);

- 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	





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