

£1,300 Per Month

Samuel Road, Portsmouth PO1 5QA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FAMILY HOME
- ❖ MODERN INTERIOR
- ❖ NEW CARPETS
- ❖ DOUBLE BEDROOMS
- ❖ BUILT IN STORAGE
- ❖ LARGE GARDEN
- ❖ FRESHLY DECORATED
- ❖ AVAILABLE NOW
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND B

Situated on Samuel Road in the vibrant city of Portsmouth, this charming two-bedroom family home presents an excellent opportunity for those seeking a comfortable and stylish living space. Recently refreshed with a modern interior, the property boasts freshly decorated walls and new carpets throughout, ensuring a clean and inviting atmosphere.

As you enter, you will find two well-proportioned reception rooms that serve as the heart of the home, perfect for family gatherings or quiet evenings in. The spacious rooms allow for versatile furniture

arrangements, making it easy to create a space that reflects your personal style.

The two bedrooms are generously sized, providing ample space for relaxation and rest. The bathroom is conveniently located, designed to meet the needs of a busy family while maintaining a contemporary feel.

This delightful house is not only a wonderful place to live but also offers the potential for a warm and welcoming family environment. Call now to enquire on 02392 728 090.

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.

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);

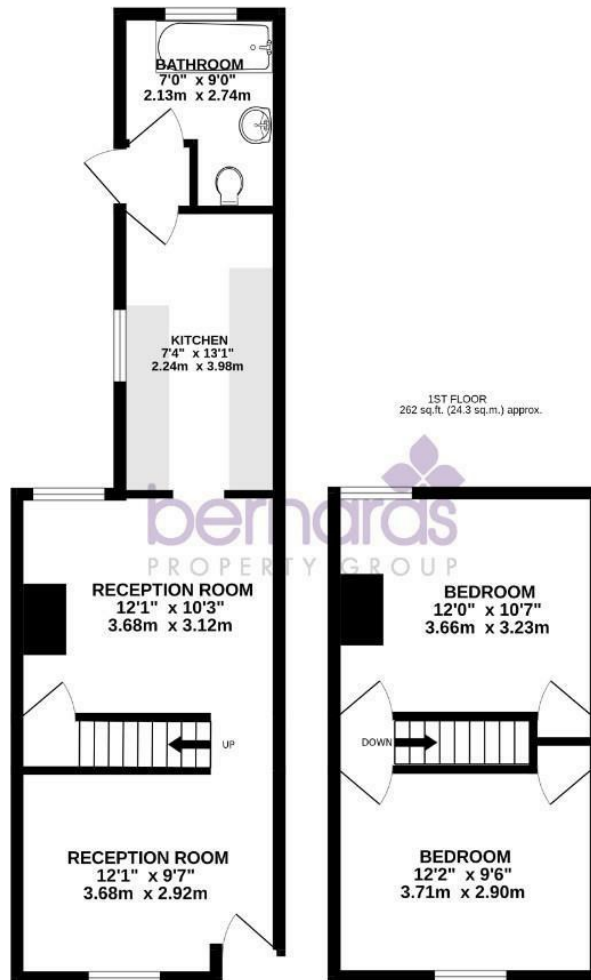
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council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



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	



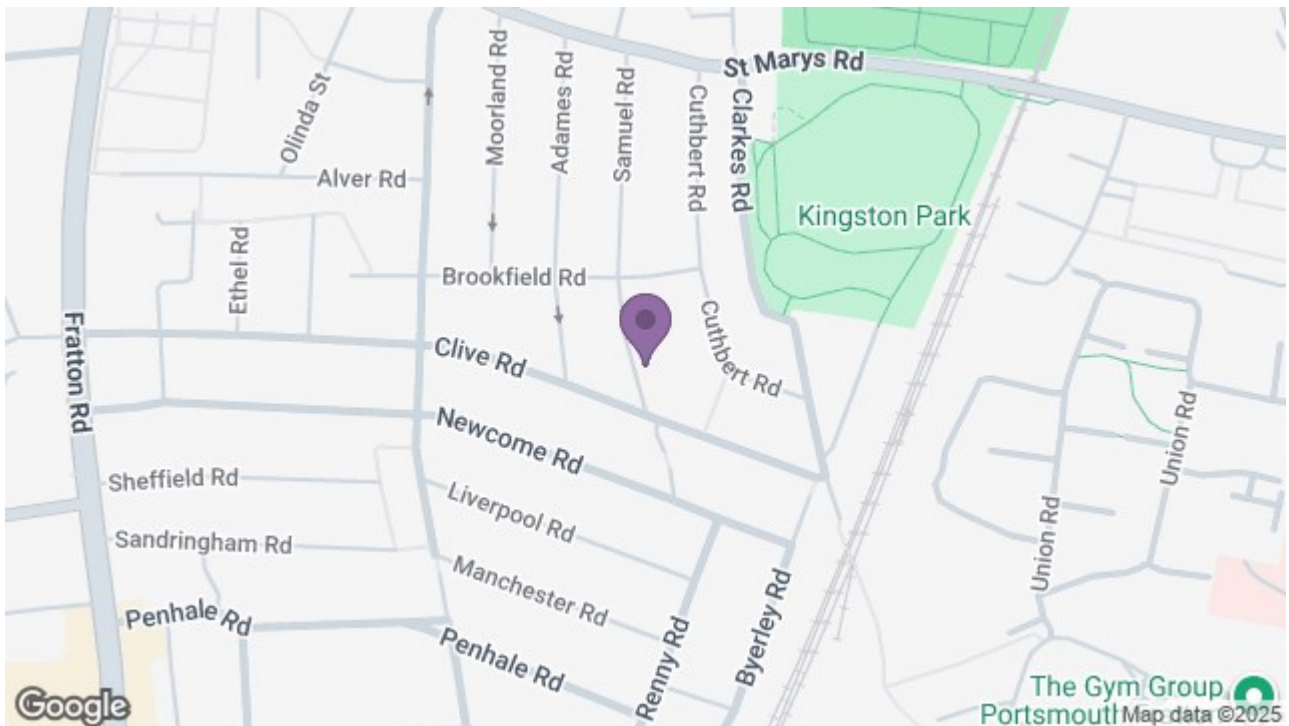
GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.

TOTAL FLOOR AREA : 682 sq.ft. (63.3 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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