

£1,100 PCM

Samuel Road, Portsmouth PO1 5QB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FAMILY HOME
- ❖ TWO RECEPTION ROOMS
- ❖ DOUBLE BEDROOMS
- ❖ BUILT IN STORAGE
- ❖ FRATTON LOCATION
- ❖ CLOSE TO ALL AMENITIES
- ❖ DOWNSTAIRS FAMILY BATHROOM
- ❖ AVAILABLE END OF SEPTEMBER
- ❖ EPC RATING D

Nestled in the heart of Fratton, this two bedroom house offers a delightful blend of comfort and convenience. With two spacious double bedrooms and two reception rooms, this property is perfect for small families, couples, or individuals seeking extra space.

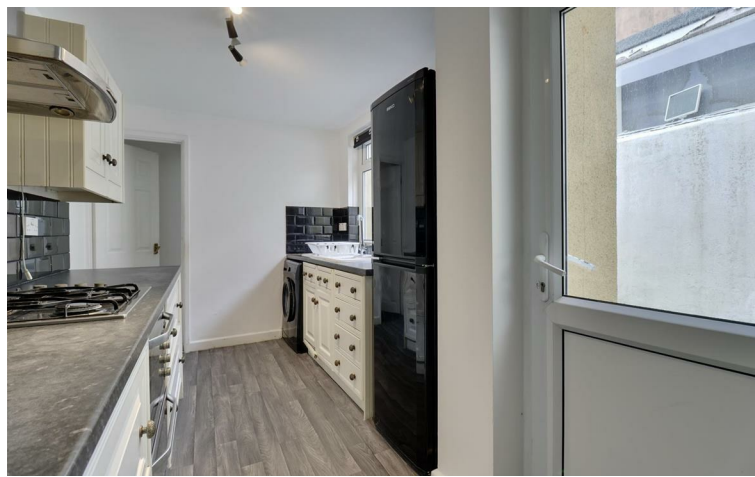
Situated in the Fratton location, this home benefits from excellent local amenities, including shops, schools, and transport links,

ensuring that everything you need is within easy reach. The built-in storage throughout the property adds to the practicality, helping to keep your living spaces tidy and organised.

This delightful home presents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed living space. Do not miss the chance to make this 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	57	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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