# WHITWELL ROAD

SOUTHSEA | HAMPSHIRE | PO4 0QS













## MONTHLY RENTAL OF £1,660

We have pleasure in marketing for rent this three bedroom semi detached house, located within walking distance of Southsea Seafront, Albert and Palmerston Road where local amenities can be found. Internally the property comprises: entrance hallway with cloakroom, living room, dining doom, spacious kitchen with a separate utility room and conservatory. The first floor the accommodation boasts three good sized bedrooms with an ensuite to the master and the family bathroom. To the exterior is an enclosed low maintenance rear garden mainly laid to paving, and enjoys an easterly aspect and to the front of the property is off road parking and the integral garage. The property further benefits from gas central heating and double glazing throughout. The property is offered fully furnished and available now.

- Three Bedroom Semi Detached House
- Living Room, Dining Room & Conservatory
- Kitchen, Utility & Two Bathrooms
- Deposit £1938.46, EPC D & Tax Band E
- Off Road Parking & Integral Garage
- Fully Furnished & Available Now



#### What you need to do

- 1. Pay Holding Deposit equivalent to one weeks rent. This will be refunded if your application is unsuccessful unless you have provided false or misleading information in which case it will be retained.
- 2. Provide I.D. proof of address [see list of acceptable items]
- Complete `Vouch` application form and follow the instructions/prompts which the system will send you.

### What happens next?

- Vouch will request references and conduct a credit check based on the information you provide
- 2. Vouch will keep you informed throughout the process.

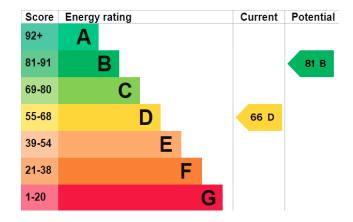
Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage your referees as appropriate . You may contact Vouch if you have any issues during this process.

- 3. The Property can only be held for a maximum of 14 days whilst your application is processed At the end of this period if the information required has not been received, we are obliged to return your holding deposit and reject your application [unless an extension is agreed otherwise]
- 4. Once the process is completed you will be advised of the decision.

#### When can I move in?

5. Once you have been informed that your application to rent has been approved a move in date will be confirmed and you will be required to pay the balance of monies due, i.e the remainder of the security deposit and the initial rental, and to sign the tenancy agreement.

Please refer to our Guide for Tenants, for full details of all the above.



Southsea Sales & Lettings 7/9 Stanley Street, Southsea, PO5 2DS Tel: 023 9281 5221 Old Portsmouth & Gunwharf Quays The Seagull, 13 Broad Street, Old Portsmouth, PO1 2ID Tel: 023 9281 5221

Drayton & Out of Town 139 Havant Road, Drayton, PO6 2AA Tel: 023 9221 0101

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