# LISS ROAD

SOUTHSEA | HAMPSHIRE | PO4 8AS













## MONTHLY RENTAL OF £1,700

We are delighted to offer for rent this well presented, spacious four bedroom bay and forecourt home situated on Liss Road, being close to all local amenities and schools. The property has been updated throughout and retains period features throughout. Internally the property comprises: entrance hallway, spacious living room with log burner and shutters, utility/ cloakroom, modern fitted kitchen/ dining room with appliances. To the first floor is the modern fitted family bathroom, three double bedrooms to the second floor is the master bedroom and shower room. Externally there is a low maintenance enclosed rear garden. Offered unfurnished and available now. Viewings simply are a must!

- Spacious Four Bedroom Family Home
- Living Room With Log Burner, Utility
- Modern Kitchen/ Dining Room

- Two Bathrooms, Enclosed Garden
- Deposit £1961.54, EPC D & Tax Band B
- Offered Unfurnished & 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.
- 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
- Vouch will keep you informed throughout the process.

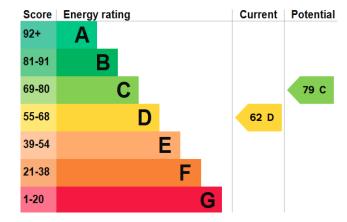
Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage 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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