

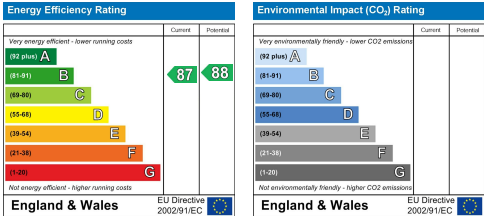


Floor Plan



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



3 Sothcott Road Portsmouth, PO6 4WP

We are pleased to welcome to the rental market this three bedroom semi detached property with allocated parking in the popular development of Sothcott Road, Portsmouth.

The property is extremely well presented throughout and the ground floor consists of lounge room, spacious kitchen diner across the rear and a downstairs w/c.

Moving upstairs there are three bedrooms and a modern family bathroom.

The loft is part boarded and perfect for storage.

Externally the rear garden is south facing and has been landscaped featuring electrics and power to the shed.

For more information or to arrange a viewing please call Castles today.

Available for move in November 10th.

£1,700 Per month



02394318899



www.castlesestates.co.uk



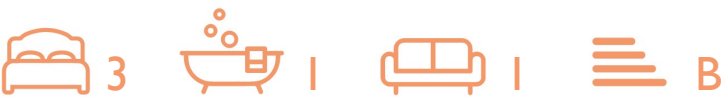
2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

3 Sothcott Road
Portsmouth, PO6 4WP



- THREE BEDROOMS
- ALLOCATED PARKING
- LANDSCAPED GARDEN
- WELL PRESENTED THROUGHOUT
- SEMI-DETACHED
- KITCHEN DINER
- SOUTH FACING GARDEN
- AVAILABLE FOR MOVE IN NOVEMBER 10TH

LOUNGE
11'9" x 13'9" (3.6 x 4.2)

KITCHEN/DINER
10'9" x 15'1" (3.3 x 4.6)

W/C
4'7" x 5'10" (1.4 x 1.8)

BEDROOM 1
15'5" x 8'6" (4.7 x 2.6)

BEDROOM 2
8'2" x 13'5" (2.5 x 4.1)

BEDROOM 3
6'10" x 9'10" (2.1 x 3.0)

BATHROOM

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £415 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £2076

Council Tax Band: C

EPC Rating: B

Right To Rent - 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.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

