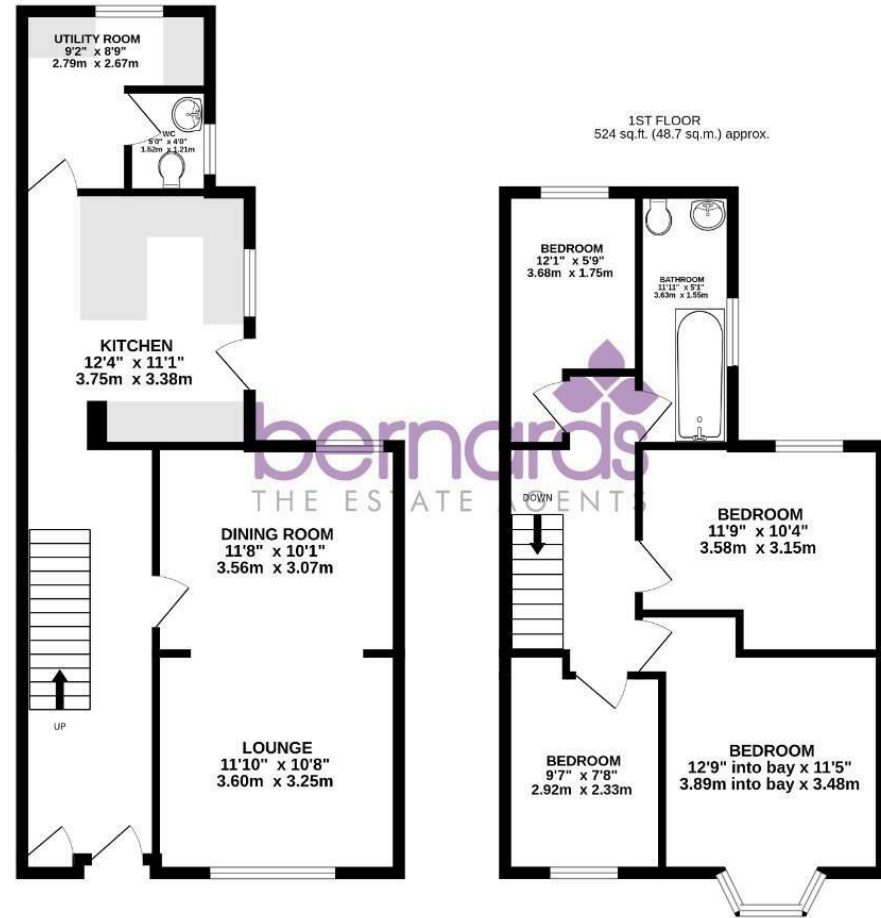
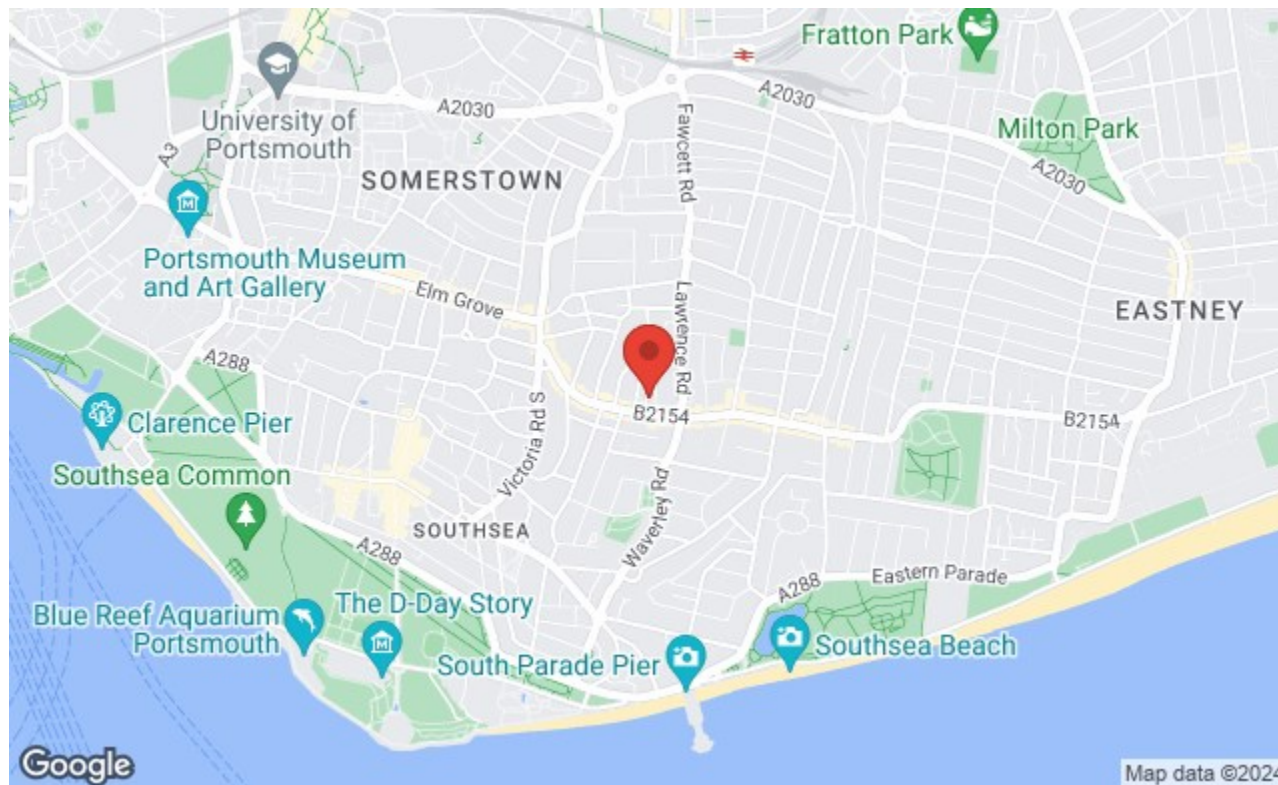


GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1116 sq.ft. (103.7 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 details 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
 t: 02392 864 974



£1,500 Per Calendar Month

Boulton Road, Southsea PO5 1NS



HIGHLIGHTS

- ❖ FOUR BEDROOM SEMI-DETACHED HOUSE
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ WITHIN WALKING DISTANCE TO LOCAL AMENITIES
- ❖ MODERN BATHROOM SUITE
- ❖ DOWNSTAIRS W.C & UPSTAIRS BATHROOM
- ❖ IDEAL FAMILY HOME
- ❖ AVAILABLE FROM
- ❖ OFFERED UNFURNISHED
- ❖ COURTYARD GARDEN
- ❖ GAS CENTRAL HEATING & DOUBLE GLAZED THROUGHOUT

We are delighted to welcome to the rental market this charming, four bedroom, semi-detached family home located in the heart of Southsea. Internally the home is exceptionally presented, and within walking distance to Albert Road boasting an abundance of shops, bars and local restaurants!

The ground floor of the property comprises of a spacious lounge/diner which offers the perfect space to relax as well as entertain! The kitchen is beautifully fitted, offering a modern finish with integrated appliances. Further features include a separate utility room as well as

downstairs W.C. A patio door leads you onto the quaint garden, courtyard style allowing easy maintenance. The garden also faces west ensuring sunshine all afternoon!

The first floor features four bedrooms in total along with the family bathroom. Two bedrooms are double in size, and two single bedrooms. The bathroom is fitted in modern taste with a bath tub and overhead shower.

Offered unfurnished, this home is one not to be missed! Ideal for a family, contact us now to arrange a viewing and avoid disappointment.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

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 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);

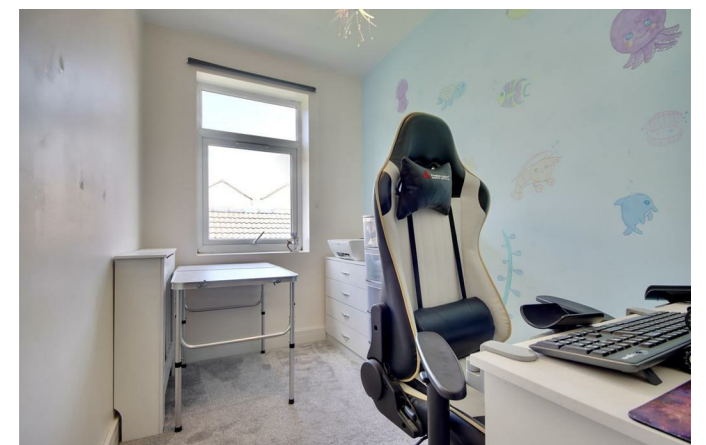
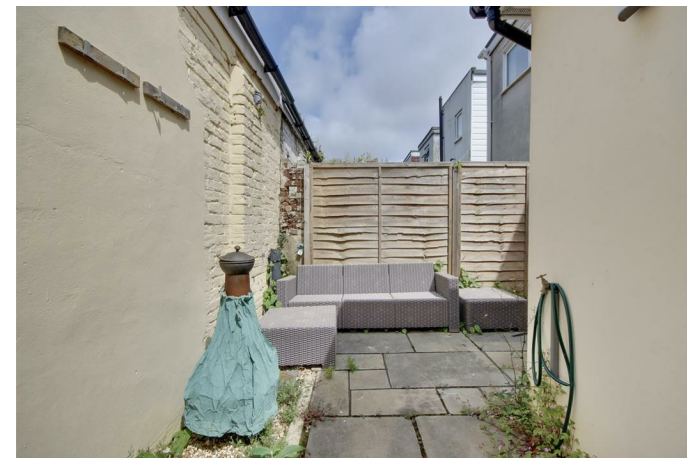
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		65	
(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	



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