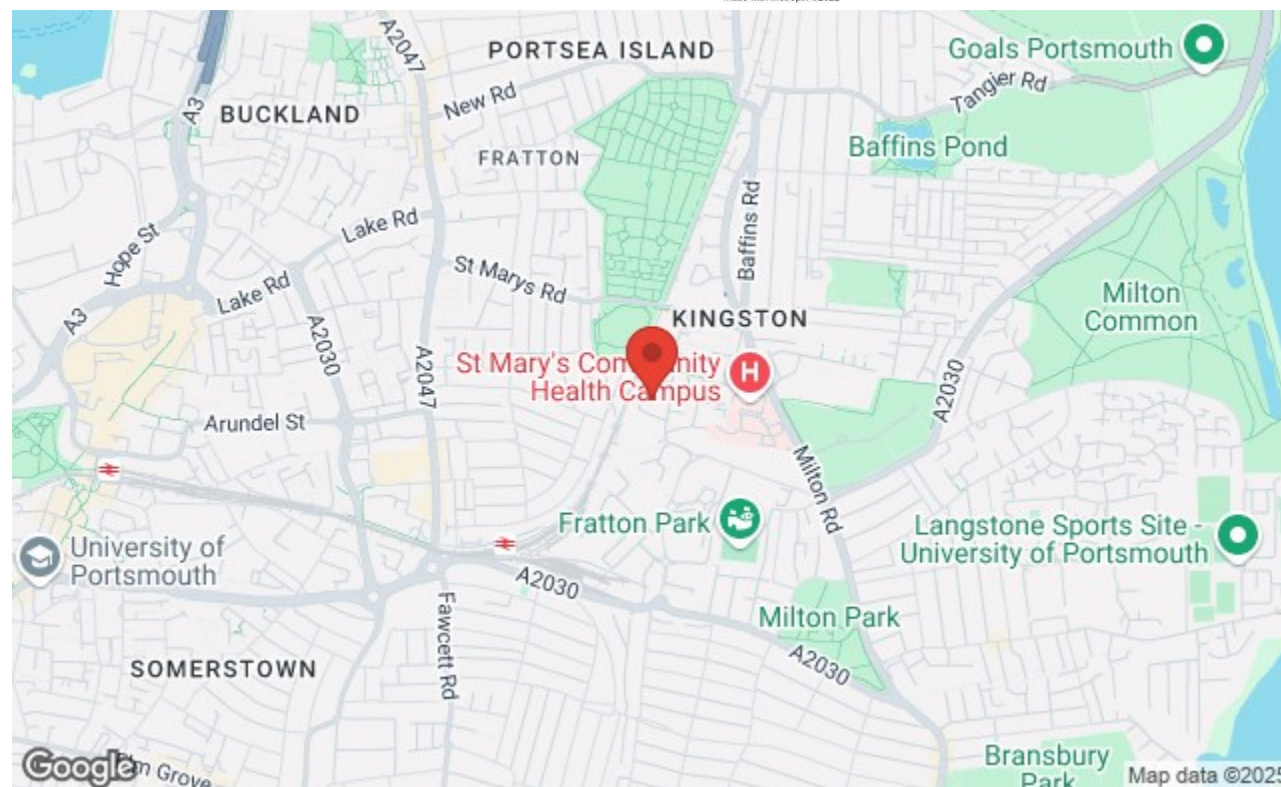


TOTAL FLOOR AREA: 1056 sq.ft. (98.1 sq.m.) approx.

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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



£1,750 Per Calendar Month

Church Way, Portsmouth PO3 6GL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ LINK-DETACHED
- ❖ BELLWAY ESTATE
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ AVAILABLE JULY 2025
- ❖ UNFURNISHED
- ❖ PERFECT FOR FAMILIES
- ❖ SOUTH FACING GARDEN
- ❖ A MUST VIEW

We are delighted to welcome to the rental market this stunning three bedroom link-detached property in a highly sought after estate. This Bellway home has been immaculately maintained, it offers a garage, off road parking and a is located on a quiet cul-de-sac.

As you enter the property you are greeted by a bright and airy, well presented entrance hallway. The entrance hall has ample storage along with access to the kitchen/breakfast room, lounge as well as a w.c.

The property's lounge measures 15ft in length and is bright and airy with light flooding in from the double doors and window to the rear.

The kitchen/breakfast room is a wonderful space, measuring over 11ft in length. It is fitted with a range of high quality base and wall units, and is also bright and airy from the windows to the front elevation

The rear garden is a fantastic sun trap, benefiting

from both a lawned area and a patio, great for hosting BBQ's. The garden also has side access to the front of the property as well as to the garage.

Moving back into the property and upstairs, you have three spacious bedrooms all of which are neutrally decorated and the Master benefits from an en-suite shower room.

Completing the property is the three piece family bathroom, which is accessed from the first floor landing and is the perfect space to relax and unwind.

This stunning property has all the characteristics of a wonderful family home, with its spacious internal accommodation, great location and off road parking spaces. We strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## KITCHEN/BREAKFAST ROOM

8'7" x 15' (2.62m x 4.57m)

## LOUNGE

15'8" x 14'10" (4.78m x 4.52m)

## W.C

6'4" x 3' (1.93m x 0.91m)

## BEDROOM ONE

13'10" x 8'10" (4.22m' x 2.69m)

## ENSUITE

3'3" x 8'10" (0.99m x 2.69m)

## BEDROOM TWO

10'8" x 8'10" (3.25m x 2.69m)

## BEDROOM THREE

6'7"x 10'3" (2.01mx 3.12m)

## BATHROOM

6'7' x 6'5" (2.01m' x 1.96m)

## GARAGE

19'4" x 9'6" (5.89m x 2.90m)

## COUNCIL TAX BAND D

## 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.

## 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.

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(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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