

£600 Per Calendar Month

Winter Road, Southsea PO4 9BU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ROOM TO RENT
- ❖ COMMUNAL FACILITIES
- ❖ SINGLE OCCUPANCY
- ❖ GREAT SOUTHSEA LOCATION
- ❖ FULLY FURNISHED
- ❖ AVAILABLE IMMEDIATELY
- ❖ WATER, COUNCIL TAX & BROADBAND INCLUDED

****COUNCIL TAX, WATER & BROADBAND BILLS INCLUDED****

Nestled on the charming Winter Road in Southsea, this delightful room to rent offers a fantastic opportunity for those seeking comfortable and convenient living. This shared house features a well-appointed communal lounge and kitchen, perfect for socialising and enjoying meals with housemates.

The room itself is furnished, providing a ready-to-move-in experience for tenants. With one bedroom and one bathroom, this property is ideal for individuals looking for a private space within a friendly and welcoming environment. The inclusion of bills in the rental price adds to the appeal,

allowing for a hassle-free living experience.

Southsea is known for its vibrant community and proximity to the beautiful coastline, making it an excellent choice for those who appreciate both urban amenities and seaside charm. This property is not just a room; it is a gateway to a lifestyle filled with convenience and comfort. Whether you are a student, a young professional, or simply seeking a change of scenery, this room on Winter Road is sure to meet your needs. Don't miss the chance to make this lovely space your new home.

****Tenants pay an equal share between the household of 1/4 of gas and electricity bills**

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk





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PROPERTY INFORMATION

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

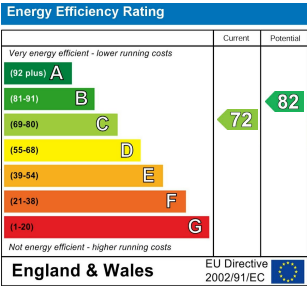
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

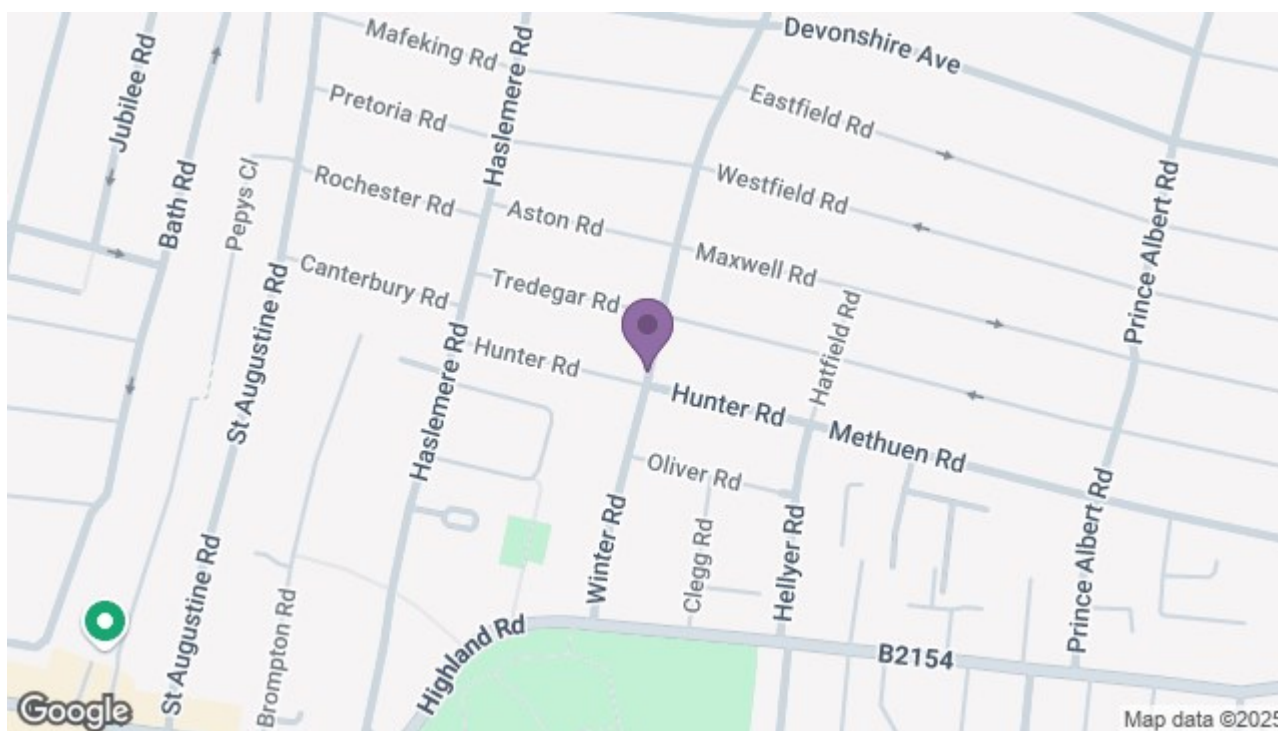
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.





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