

£2,000 Per Month

Inglis Road, Southsea PO5 1PB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING THREE BEDROOM FAMILY HOME
- ❖ BEAUTIFUL CONDITION
- ❖ STYLISH KITCHEN / DINER
- ❖ LARGE OPEN PLAN LIVING ROOM
- ❖ DOUBLE BEDROOMS
- ❖ SOUTHSEA LOCATION
- ❖ MODERN INTERIOR THROUGHOUT
- ❖ UPSTAIRS BATHROOM / DOWNSTAIRS WC
- ❖ AVAILABLE NOW
- MUST VIEW!

Situated on Inglis Road in Southsea, this stunning three-bedroom family home offers a perfect blend of modern living and classic comfort. As you step inside, you are greeted by a beautifully designed interior that has been thoughtfully renovated to create a stylish and inviting atmosphere.

The property boasts a spacious open plan reception room, offering ample space for family gatherings and entertaining guests. The heart of the home is undoubtedly the stylish and modern kitchen diner, which is fully fitted with contemporary appliances and offers a delightful space for culinary creativity and family meals.

Each of the three double bedrooms is generously

sized, ensuring that everyone in the family has their own comfortable retreat. The newly renovated spaces are filled with natural light, enhancing the overall appeal of the home. Additionally, the property features a convenient downstairs toilet, as well as an upstairs family bathroom, making daily routines effortless.

With its beautiful modern interior throughout, this home is not only aesthetically pleasing but also practical for family living. Located in the desirable area of Southsea, you will find yourself within easy reach of local amenities, parks, and the stunning coastline. This property is an ideal choice for those seeking a contemporary family home in a vibrant community. Don't miss the opportunity to make this exquisite house your new home.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk





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PROPERTY INFORMATION

Right to Rent Checks

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:

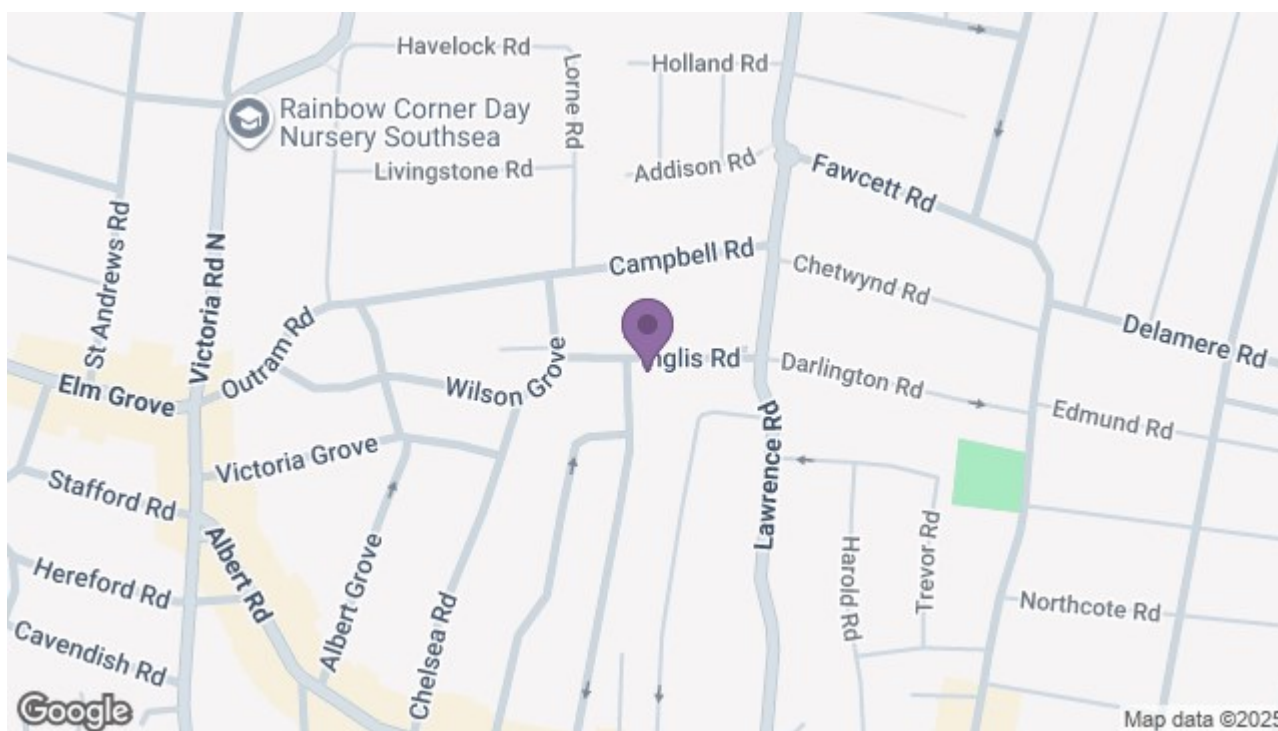
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	54	82
EU Directive 2002/91/EC		





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