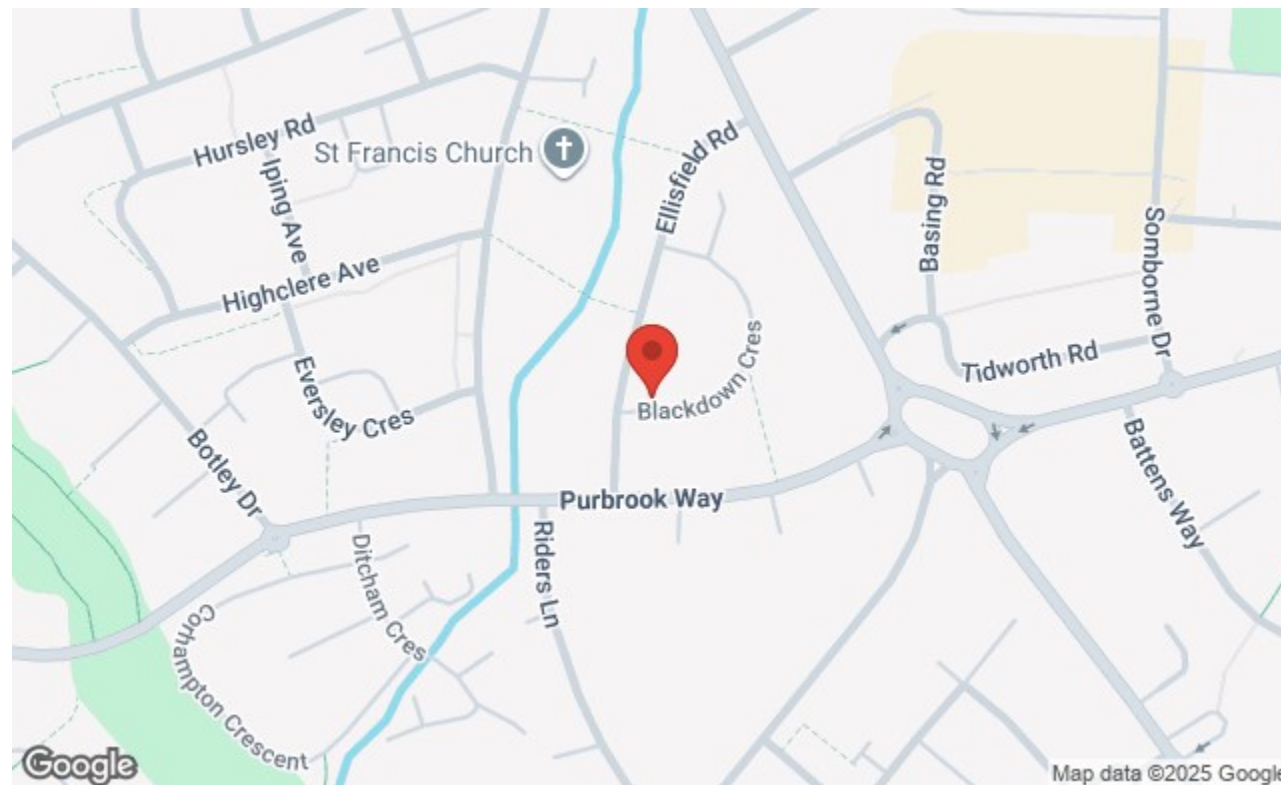




£1,500 PCM

Blackdown Crescent, Havant PO9 5AZ

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THE ESTATE AGENTS

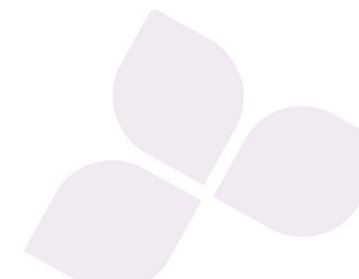


## HIGHLIGHTS

- ❖ END-OF-TERRACE HOME
- ❖ TWO RECEPTION ROOMS
- ❖ OUTBUILDING WITH UTILITY, TOILET AND STORAGE
- ❖ SIDE ACCESS TO OUTBUILDING
- ❖ LARGE GARDEN
- ❖ COURTYARD LEADING TO OUTBUILDING
- ❖ TWO DOUBLE BEDROOMS
- ❖ ONE SINGLE BEDROOM
- ❖ ON-ROAD PARKING
- SPACIOUS, PRACTICAL LAYOUT

This three bedroom, end-of-terrace home offers spacious and versatile living, featuring two welcoming reception rooms and an outbuilding that provides a utility room, toilet, and additional storage. The property benefits from convenient side access leading directly to the outbuilding, as well as a courtyard area that opens out to it. The large garden offers plenty of outdoor space, ideal for families or those who enjoy entertaining. Upstairs, there are two generous double bedrooms along with a comfortable single bedroom. Parking is available on the road.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



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02392 482147  
[www.bernardsestates.co.uk](http://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

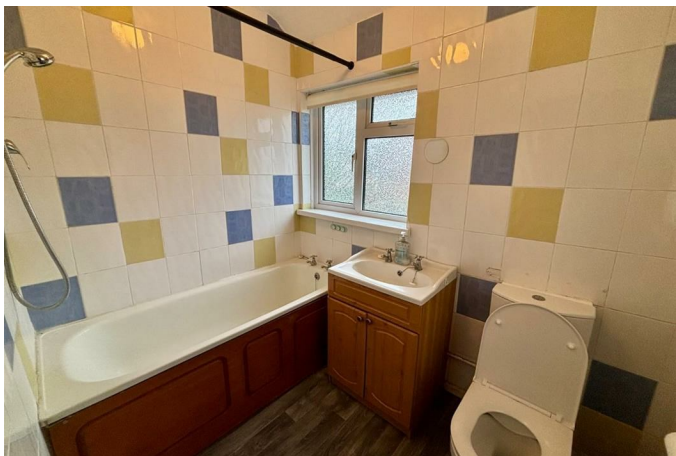
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## 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.

## AVAILABLE DATE

Available now



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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