

£1,650 Per Month

Chelmsford Road, Portsmouth PO2
0QE

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ THREE BEDROOMS
- ❖ SPACIOUS LOUNGE
- ❖ TWO BATHROOMS
- ❖ UTILITY ROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ SUMMER HOUSE
- ❖ BEAUTIFULLY REFURBISHED
- ❖ IDEAL FAMILY HOME

Welcome to this stunning house situated in the sought after Chelmsford Road. This property boasts a large living room, open plan living, three spacious bedrooms, and two modern bathrooms, making it the perfect family home.

One of the highlights of this property is its beautifully extended layout, offering ample space for comfortable living. The open-plan kitchen and dining area is ideal for hosting family gatherings or entertaining friends.

Additionally, the utility room provides convenience and extra storage space, adding to the practicality of this lovely home.

Step outside into the low maintenance garden, where you'll find a delightful summer house which provides additional living space.

Don't miss out on the opportunity to make this property your new home-offering both comfort and style in a desirable location. Please call Bernard's on 02392 728090 to arrange your viewing.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

SITTING ROOM

15'7" x 12'2" (4.76 x 3.73)

KITCHEN/DINER

18'4" x 12'7" (5.61 x 3.85)

LOUNGE

9'5" x 9'5" (2.89 x 2.89)

UTILITY CUPBOARD

6'11" x 3'10" (2.13 x 1.19)

SHOWER ROOM

6'11" x 4'11" (2.13 x 1.52)

BEDROOM ONE

15'7" x 11'1" (4.76 x 3.38)

BEDROOM TWO

12'11" x 12'4" (3.94 x 3.78)

BEDROOM THREE

9'0" x 7'3" (2.75 x 2.21)

BATHROOM

6'0" x 5'11" (1.85 x 1.81)

OUTBUILDING

16'10" x 12'8" (5.15 x 3.88)

Council Tax

The local authority is Portsmouth city Council.

BAND : C – £1,760.67

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 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.

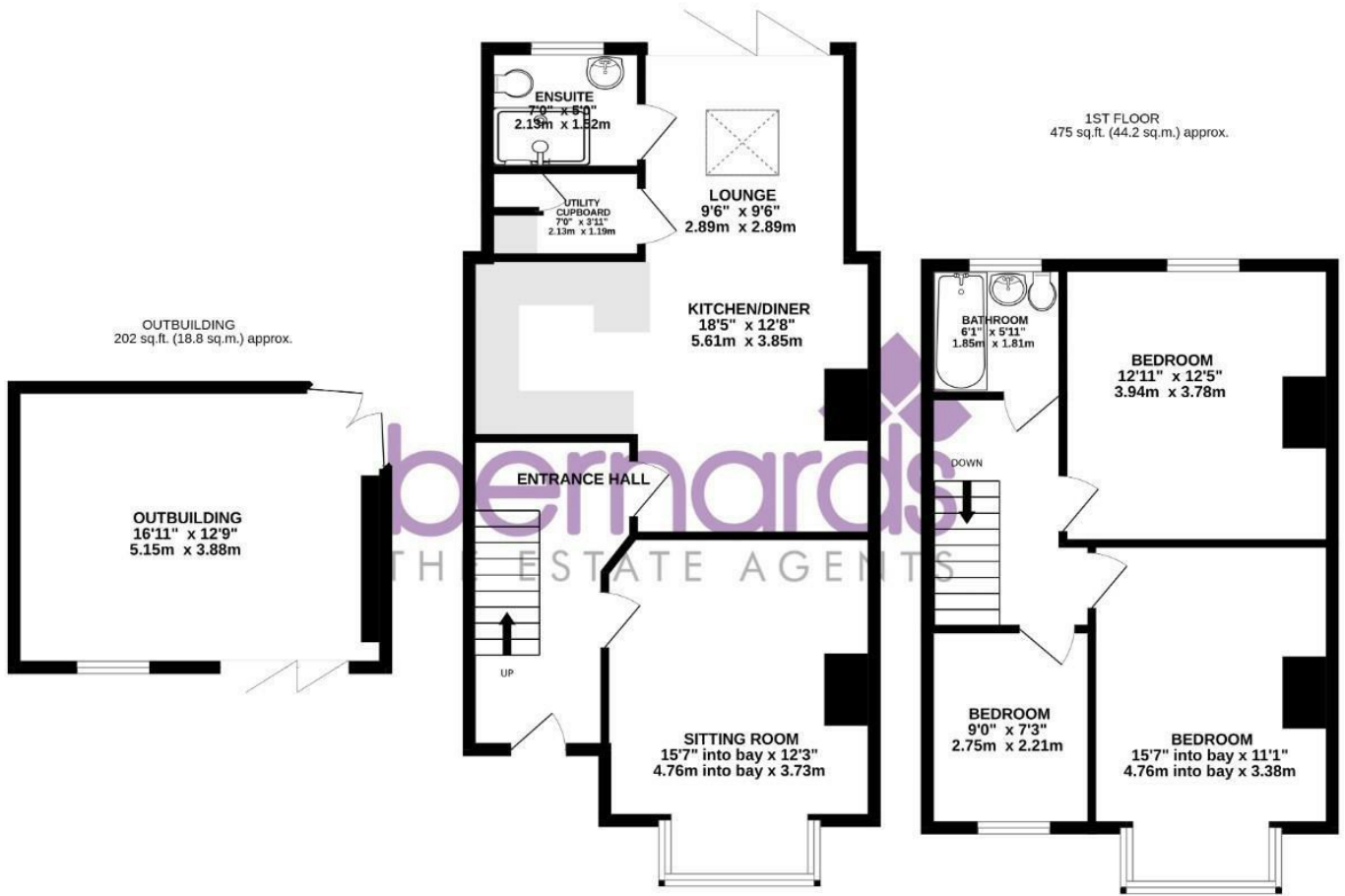


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



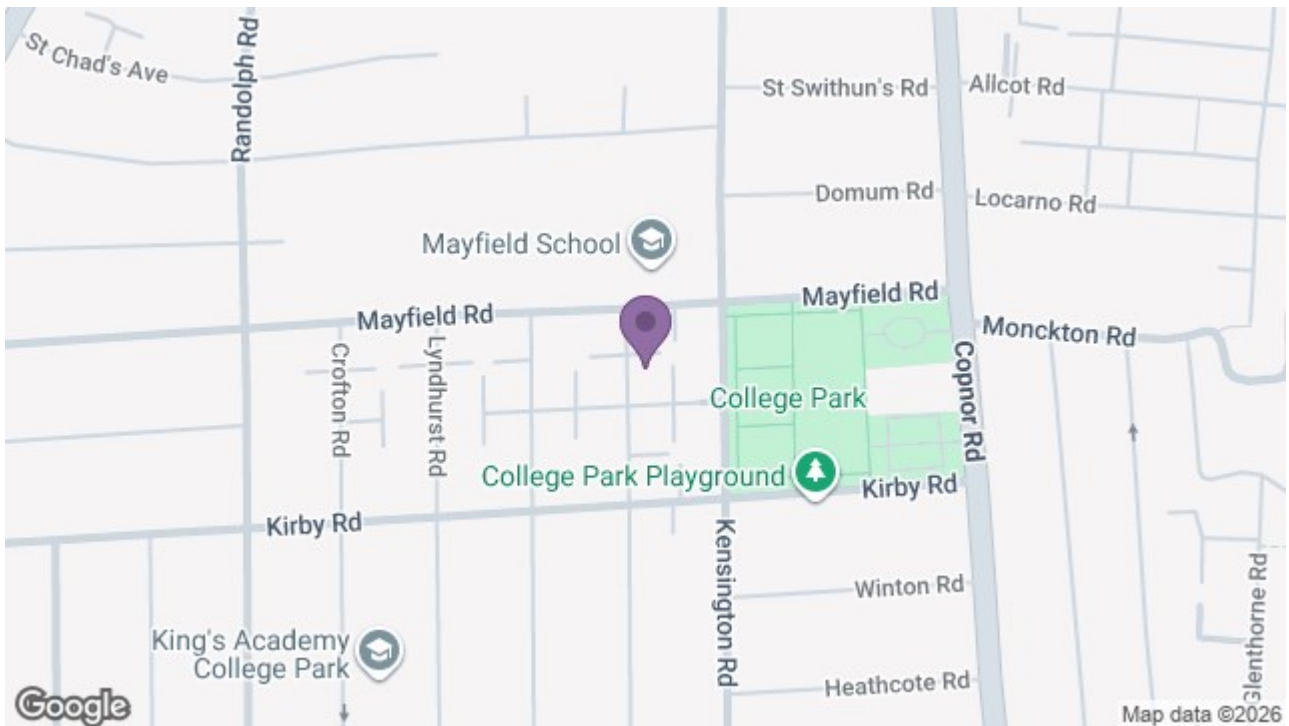
GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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 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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