

£1,295 Per Month

Toronto Road, Portsmouth PO2 7QB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ FAMILY HOME
- ❖ LARGE LIVING ROOM
- ❖ NEW CARPETS
- ❖ FRESHLY DECORATED
- ❖ NEUTRAL DECOR
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ AVAILABLE NOW
- ❖ LOW MAINTENANCE GARDEN
- ❖ EPC RATING C

Situated on Toronto Road in the vibrant city of Portsmouth, this charming three-bedroom family home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious living room, ideal for both relaxation and entertaining. The room is adorned with new carpets, providing a fresh and inviting atmosphere.

The property boasts three well-proportioned bedrooms, making it an excellent choice for families or those

seeking extra space. The upstairs family bathroom is thoughtfully designed, ensuring convenience for all residents.

Step outside to discover a low maintenance decked garden, perfect for enjoying sunny days or hosting gatherings with friends and family.

With its desirable location and appealing features, this property is an excellent opportunity for anyone looking to settle in Portsmouth.

Call today to arrange a viewing
02392 728090
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;

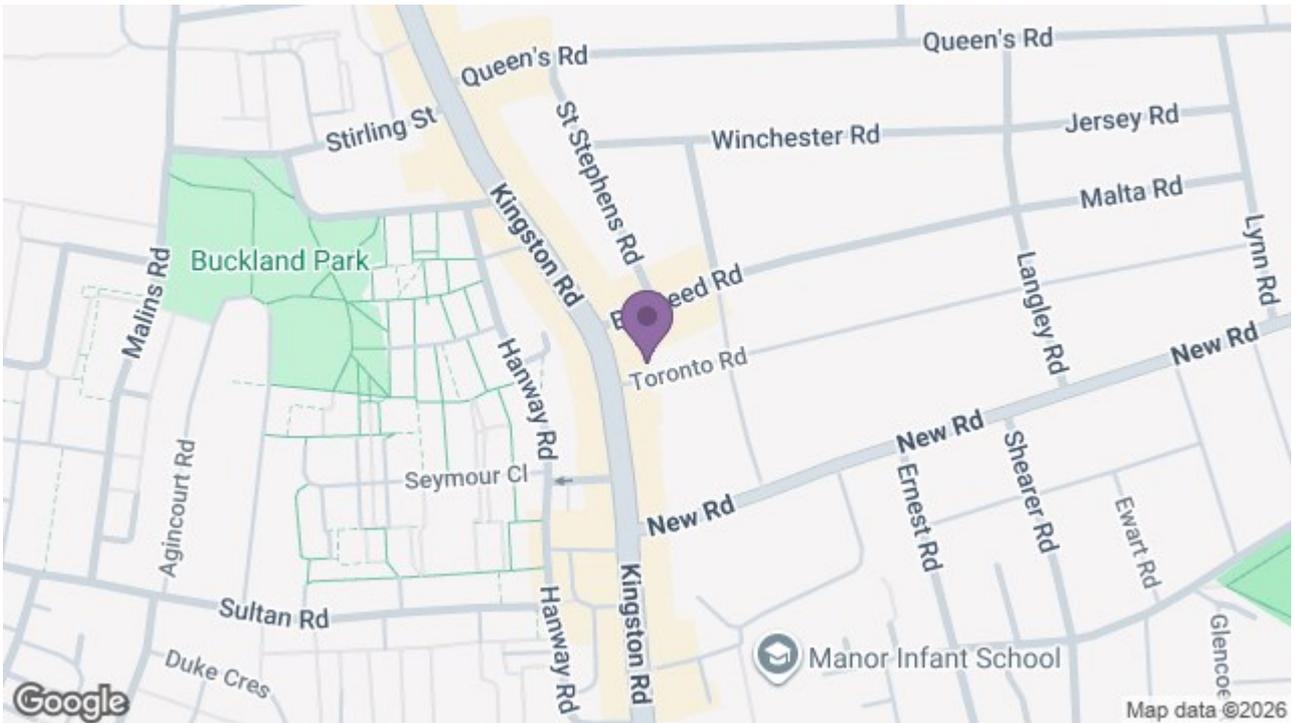
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- 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			
		70	86
England & Wales		EU Directive 2002/91/EC	





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