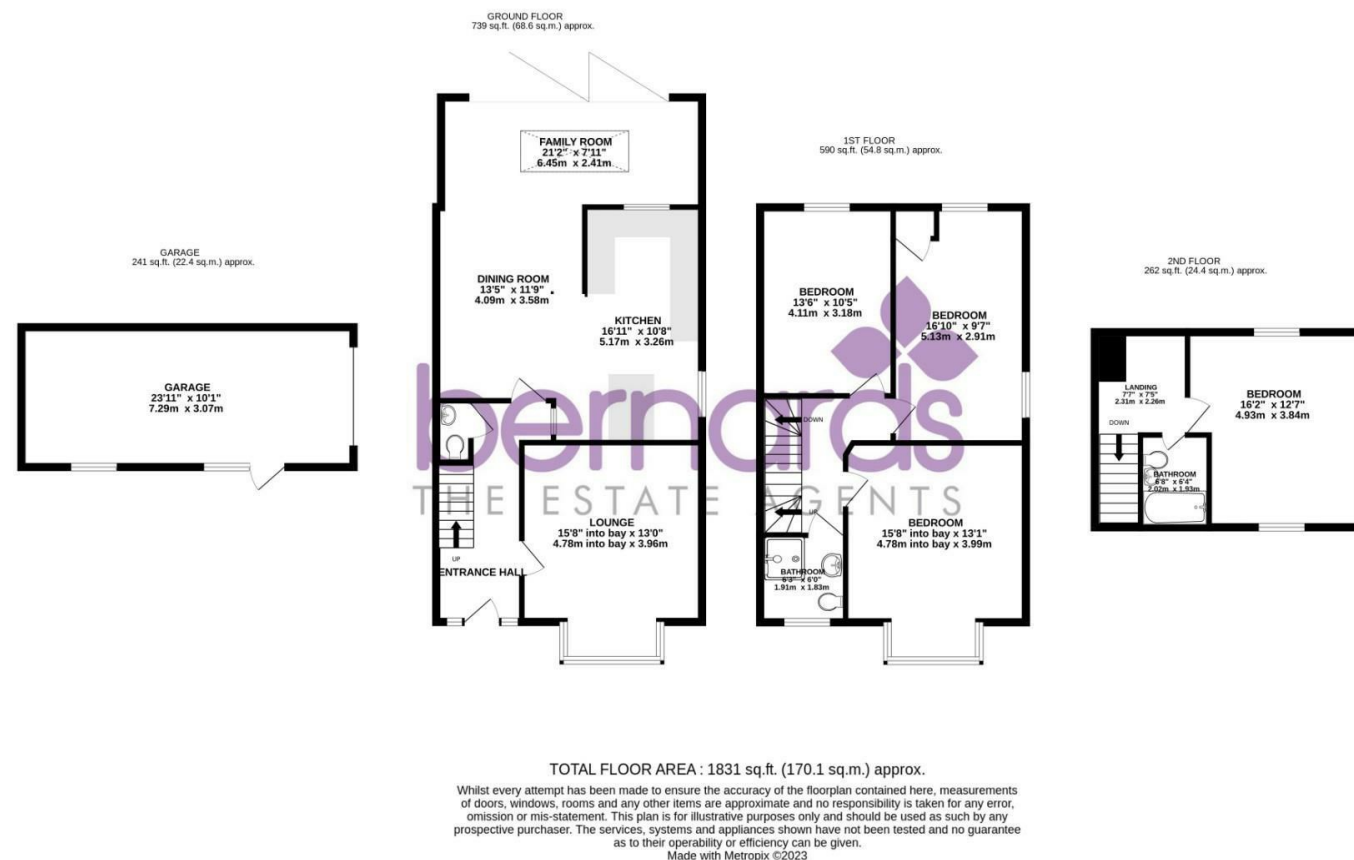


TO LET

£2,000 Per Calendar Month

Thurbern Road, Portsmouth PO2 0PH

bernards
THE ESTATE AGENTS



4 2 1

HIGHLIGHTS

- SEMI-DETACHED HOUSE
- DOUBLE BAY & FORECOURT
- PARKING
- TWO BATHROOMS
- STUNNING KITCHEN/DINER
- GROUND FLOOR EXTENSION
- UNFURNISHED
- BEAUTIFUL FAMILY HOME
- AVAILABLE MAY
- FOUR DOUBLE BEDROOMS

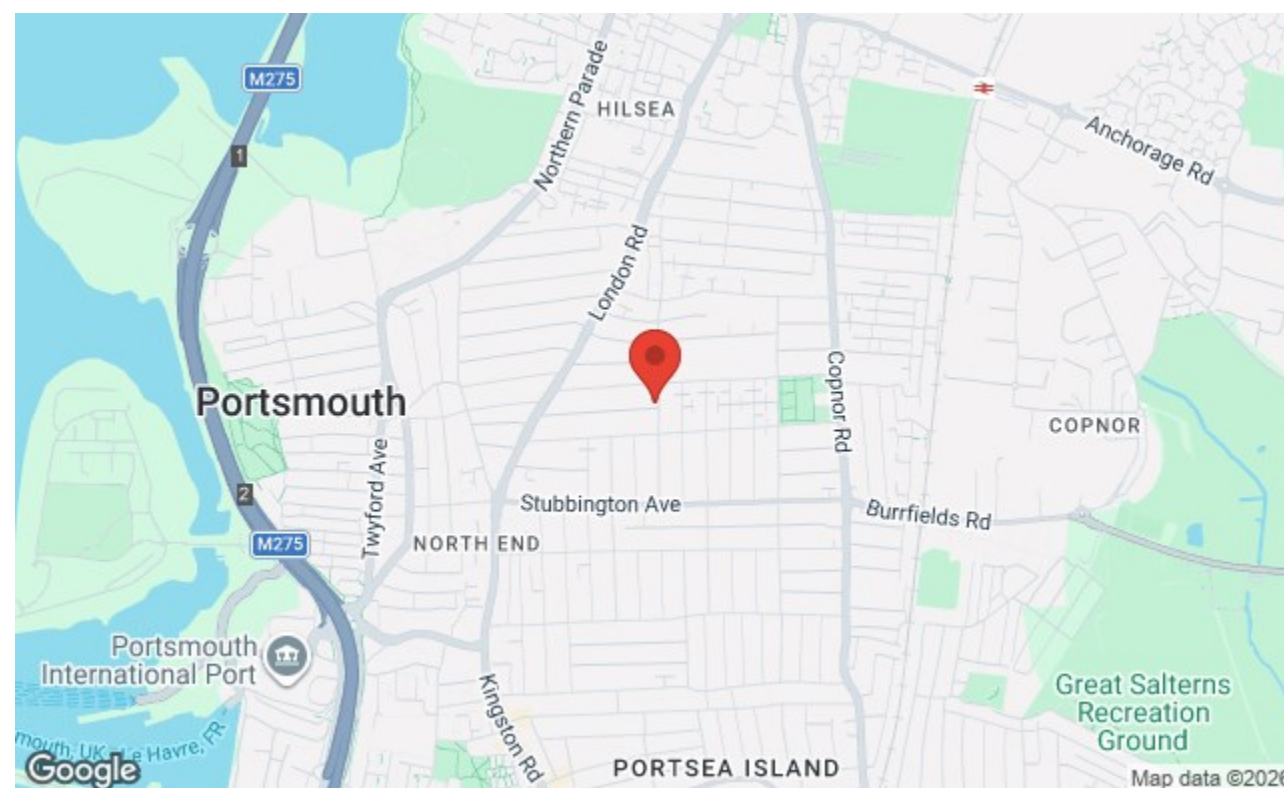
We are delighted to bring to the rental market this stunning, Semi-Detached home situated along the highly sought after location of Thurbern Road, Portsmouth.

This family home has been extended on the ground floor and offers fantastic space throughout. Downstairs comprises; WC, family room/lounge to the front and to the rear a beautifully modernised kitchen/dining and sitting area with bi-folding doors opening in to spacious, low maintenance garden. With a brand new fitted

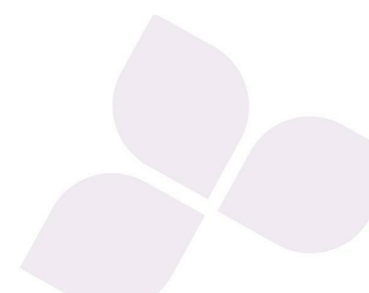
kitchen installed and the open planned living this is the perfect space for entertaining for both family and friends!

Upstairs the space continues with three double bedrooms and the first of two bathrooms. On the second floor you have a further double bedroom and modern bathroom.

This property is available to occupy at the end of May, call now to arrange your viewing on 02392 728 090.



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



PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC

LOUNGE

15'8" x 12'11" (4.78 x 3.96)

KITCHEN AREA

16'11" x 10'8" (5.17 x 3.26)

DINING AREA

13'5" x 11'8" (4.09 x 3.58)

FAMILY ROOM

21'1" x 7'10" (6.45 x 2.41)

GARDEN

FIRST FLOOR LANDING

BEDROOM ONE

15'8" x 13'1" (4.78 x 3.99)

BEDROOM THREE

16'9" x 9'6" (5.13 x 2.91)

BEDROOM FOUR

13'5" x 10'5" (4.11 x 3.18)

FAMILY BATHROOM

6'3" x 6'0" (1.91 x 1.83)

SECOND FLOOR

BEDROOM TWO

16'2" x 12'7" (4.93 x 3.84)

BATHROOM

6'7" x 6'3" (2.02 x 1.93)

COUNCIL TAX

The local authority is Portsmouth city Council.

BAND : D – £1,980.76

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);

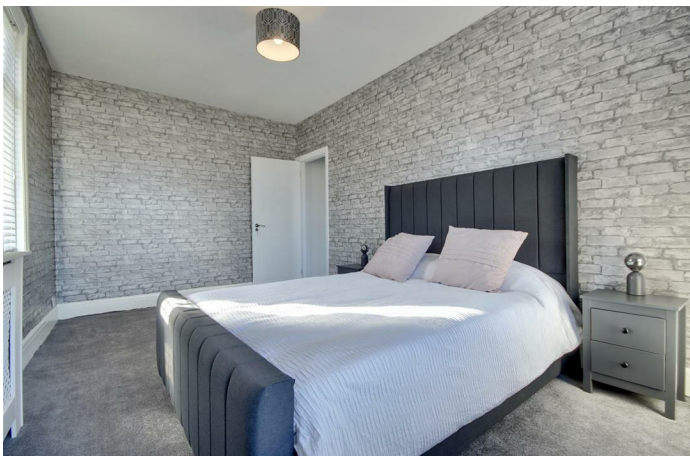
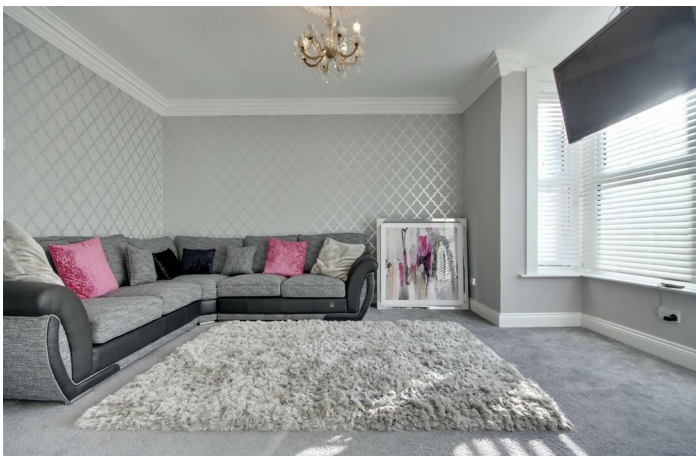
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a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

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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		

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