

£2,300 Per Month

Empshott Road, Southsea PO4 8AU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- STUDENT HOUSE
- BILLS INCLUSIVE OPTION AVAILABLE
- SOUTH FACING GARDEN
- THREE DOUBLE BEDROOMS
- AVAILABLE FOR SUMMER
- OPEN PLAN KITCHEN
- UPSTAIRS BATHROOM
- POPULAR LOCATION
- CLOSE TO UNIVERSITY

### \*\* 5 BED STUDENT HOUSE \*\*

We are delighted to welcome to the market this 5 bedroom property, situated in a popular road between Devonshire Avenue and Goldsmith Avenue, this property presents a wonderful opportunity for students looking for a property close proximity to the University!

The ground floor consists of a large bay-fronted lounge, second separate reception room and an open

kitchen/diner leading out to a South facing garden. Upstairs boasts three spacious double bedrooms and a shower room.

The property will be upgraded and redecorated throughout, ready for a move in August / September, offering flexibility on this date if needed!

A bills inclusive package can be offered through Uni Homes - please enquire directly with the Agent for details.

Call today to arrange a viewing

02392 864 974

[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## LOUNGE

14'4" x 10'4" (4.39 x 3.15)

## DINING ROOM

11'9" x 7'8" (3.60 x 2.36)

## KITCHEN/BREAKFAST ROOM

22'3" x 9'8" (6.80 x 2.97)

## BEDROOM

13'3" x 11'10" (4.04 x 3.63)

## BEDROOM

11'9" x 12'4" (3.60 x 3.78)

## BEDROOM

12'4" x 9'8" (3.78 x 2.97)

## BATHROOM

6'9" x 5'4" (2.08 x 1.64)

## Council Tax Band B

Portsmouth City Council:  
BAND B

## 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.

## Right to Rent

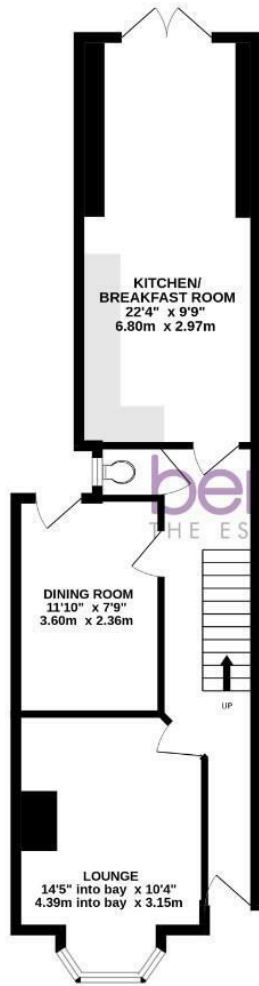
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
536 sq.ft. (49.8 sq.m.) approx.

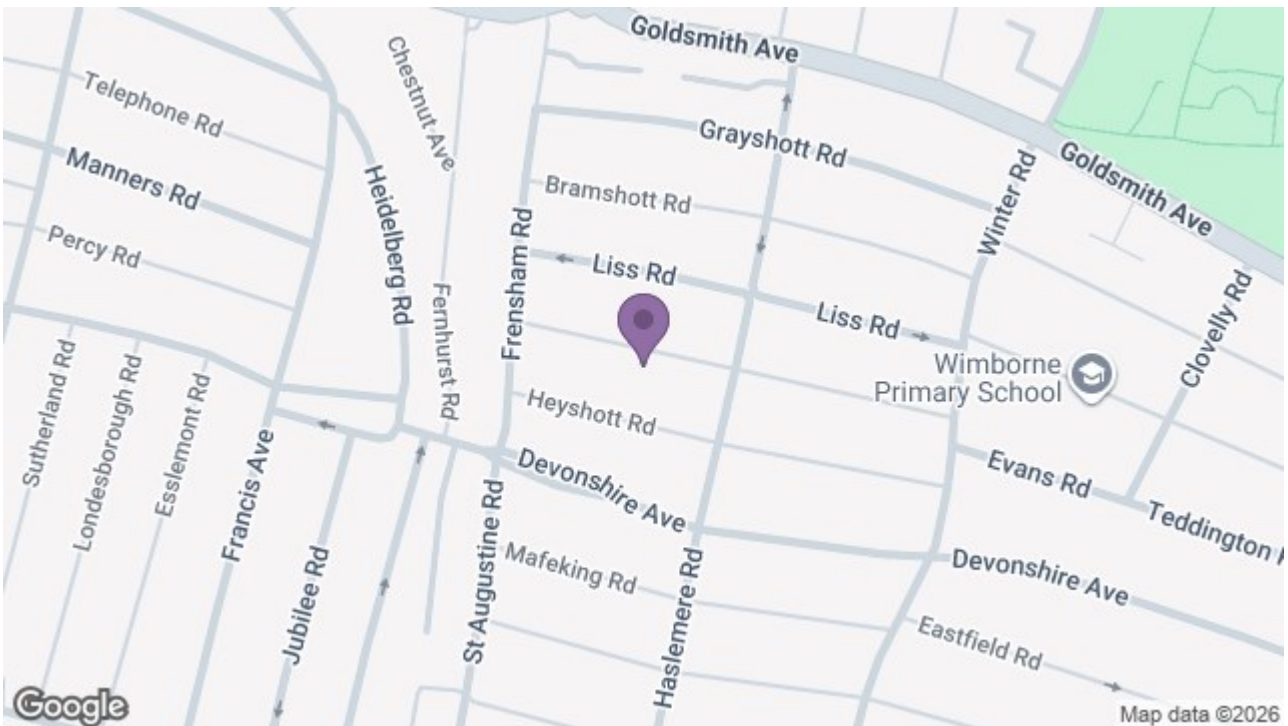


1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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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