

GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

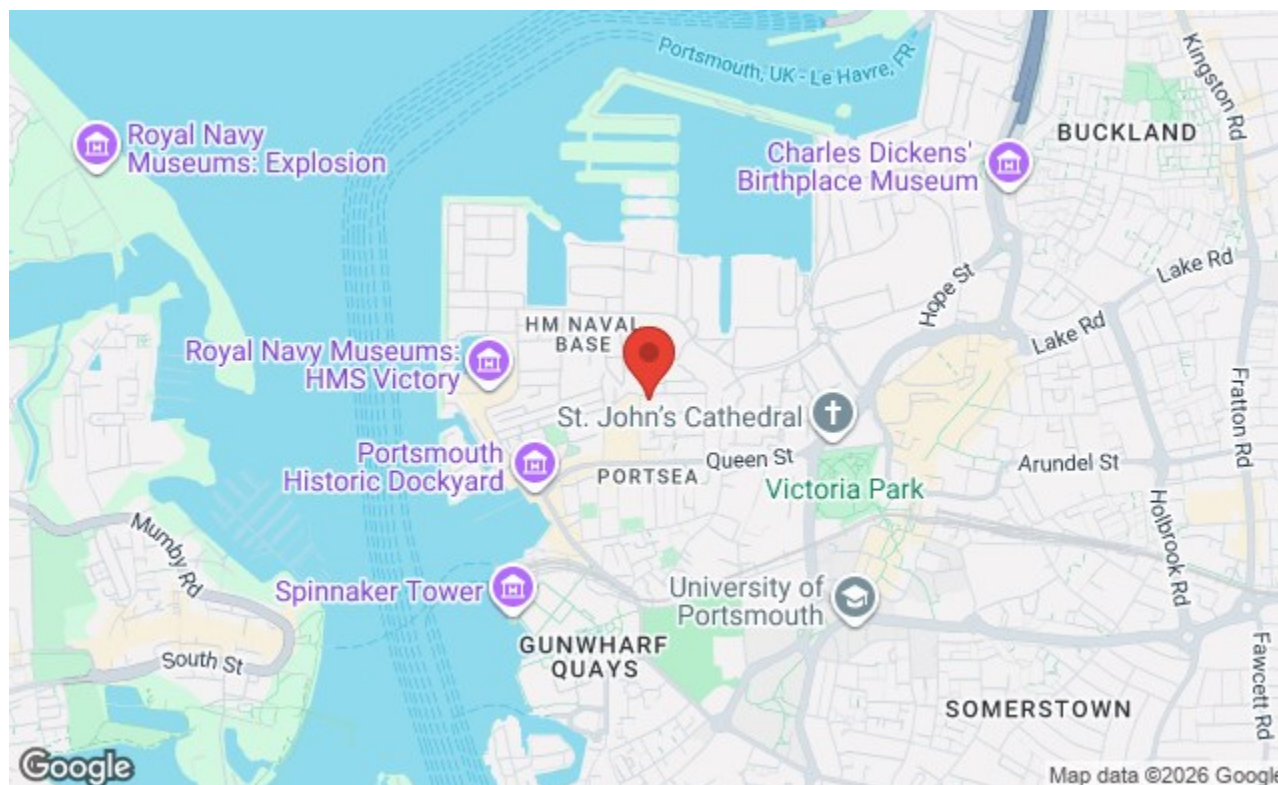
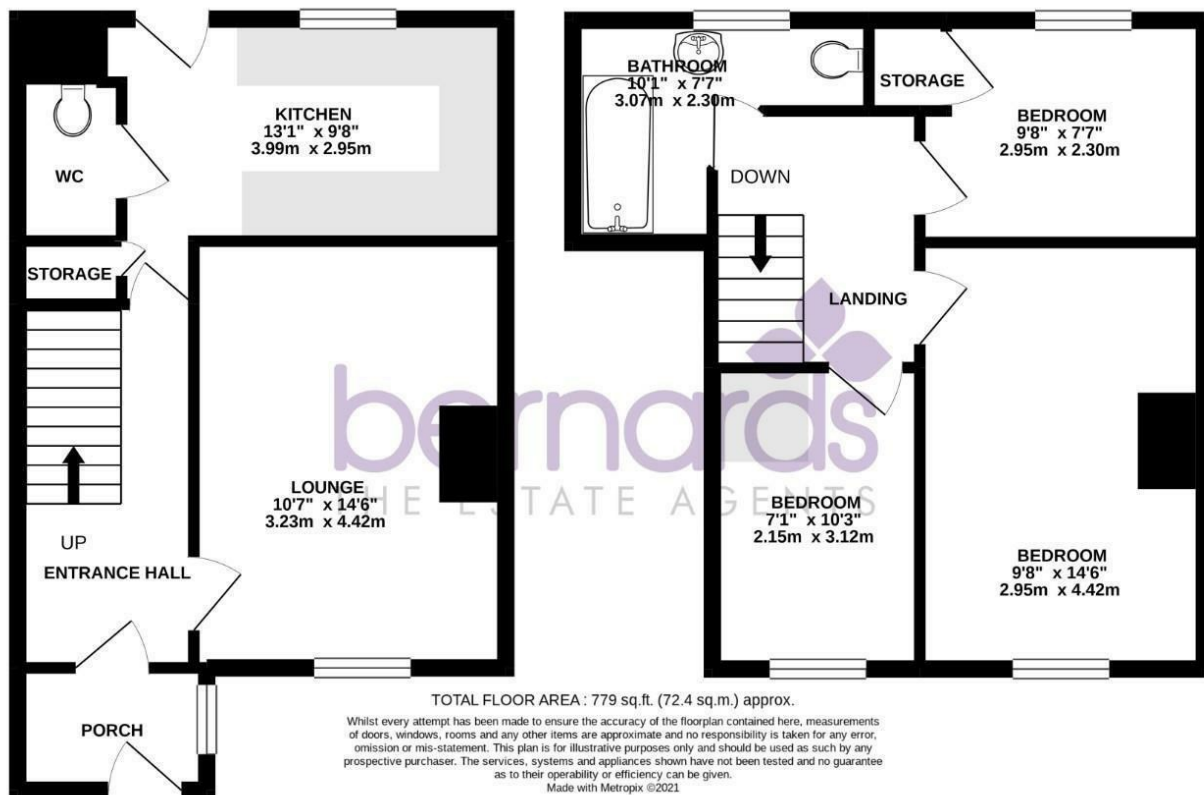
1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.

**TO LET**

£1,500 Per Month

Cumberland Street, Portsmouth PO1 3JL

**bernards**  
THE ESTATE AGENTS



3 1 1

### HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ NEW TO THE MARKET
- ❖ MODERN THROUGHOUT
- ❖ DOWNSTAIRS W.C
- ❖ WHITE GOODS INCLUDED
- ❖ SPACIOUS GARDEN
- ❖ GAS CENTRAL HEATING
- ❖ UPSTAIRS BATHROOM
- ❖ AVAILABLE NOW
- ❖ UNFURNISHED

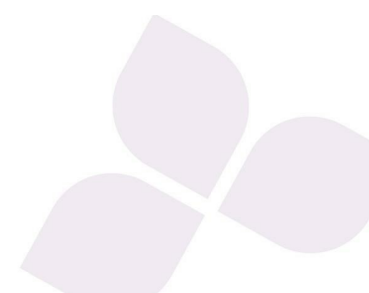
**\*\*THREE BEDROOM MODERN single bedroom. PROPERTY \***

Situated close to Gunwharf and the Historic Dockyard this spacious property boasts three bedrooms, modern upstairs bathroom and generous living arrangements on the ground floor.

The modern kitchen gives access to the rear garden and w.c. The rear garden is a great size, and being laid to block paving, is very low maintenance. There are two double bedrooms, and one third,

We strongly recommend booking a viewing to fully appreciate whats on offer.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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.

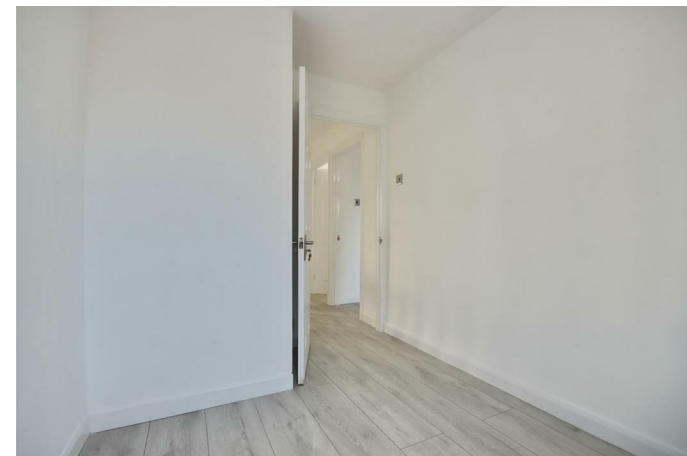
## TENANT FEES ACT 2019

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			85
(81-91) B			
(69-80) C		72	
(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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