

£1,400 Per Month

Sandringham Road, Portsmouth PO1
5DJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ DOUBLE BEDROOMS
- ❖ FRESHLY DECORATED
- ❖ SPACIOUS THROUGHOUT
- ❖ TWO RECEPTION ROOMS
- ❖ LARGE REAR GARDEN
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ BASEMENT
- ❖ AVAILABLE NOW
- ❖ EPC RATING C

Nestled on Sandringham Road in Portsmouth, this large three-bedroom family home offers a perfect blend of modern living and spacious comfort. Recently modernised throughout, the property boasts three generously sized double bedrooms, ensuring ample space for family members or guests.

As you enter, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The layout of the home is designed to provide a sense of openness, making it perfect for family gatherings or quiet evenings in. The spaciousness continues into the heart of the home, where you will find a well-appointed kitchen that caters to the needs of a busy household.

One of the standout features of this property is the large, low-maintenance garden, which provides a wonderful outdoor space. Additionally, the basement room offers extra storage space.

This delightful house is not only a comfortable family home but also a fantastic opportunity for those seeking a property that is ready to move straight into.

Don't miss the chance to make this lovely house your new home.

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;

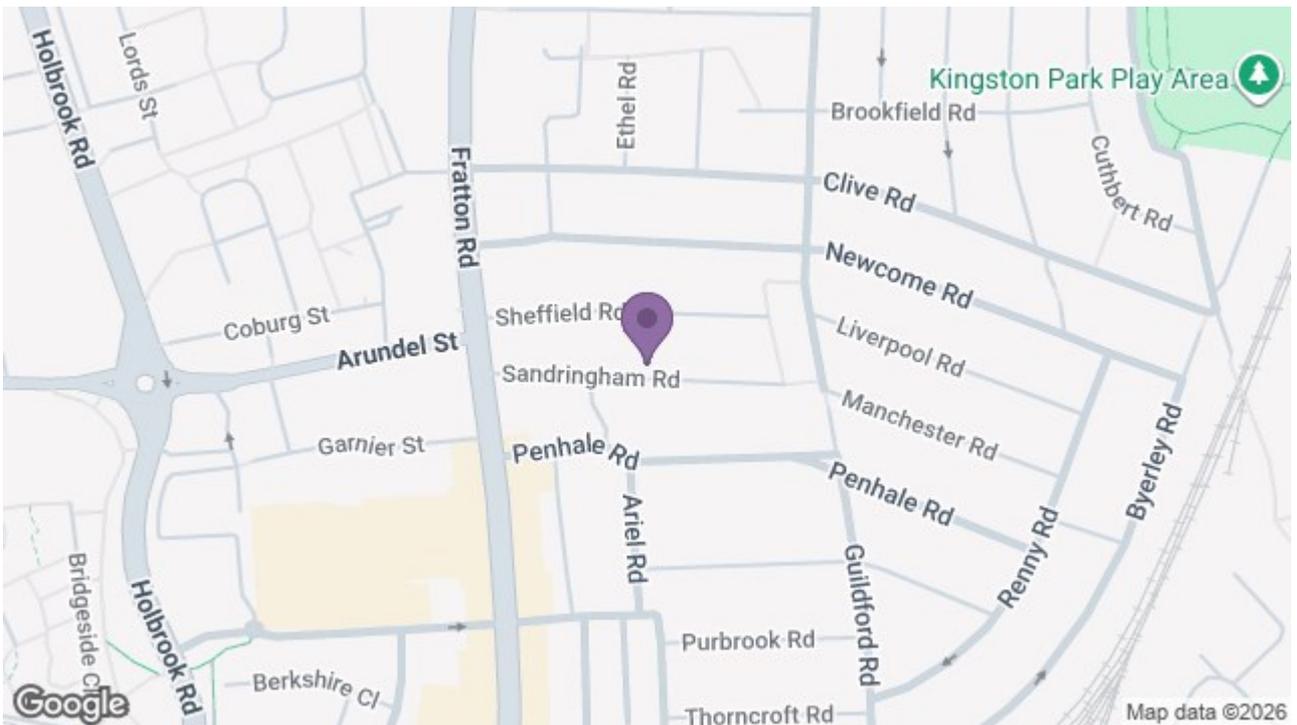
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- 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		84
(55-68)	D	69	
(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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