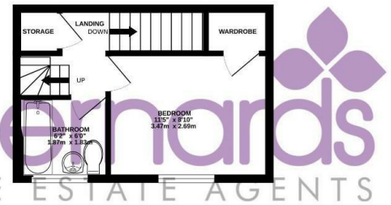
GROUND FLOOR
213 sq.ft. (19.8 sq.m.) approx.



1ST FLOOR
211 sq.ft. (19.6 sq.m.) approx.



LOFT ROOM
124 sq.ft. (11.6 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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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TO LET

£1,150 PCM

Lidiard Gardens, Southsea PO4 9LE



1 1 1

HIGHLIGHTS

- UNFURNISHED
- ALLOCATED PARKING
- GARDEN SPACE
- AVAILABLE EARLY DECEMBER
- ONE BEDROOM HOUSE
- PLENTY OF STORAGE
- LOFT SPACE
- CUL DE SAC LOCATION
- PROFESSIONALS AND COUPLES

ALLOCATED PARKING & GARDEN

We are delighted to bring to the market this one bedroom, terraced house in the sought after cul de sac of Lidiard Gardens, Southsea!

The property comprises of a modern kitchen together with space for a fridge freezer and washing machine and a spacious lounge area. Leading onto the first floor there is a large storage cupboard, double sized bedroom with fitted storage and a bathroom with bath and over head shower. Loft room available.

This house has the unique benefit of a front garden, as well as a second, private garden offering an abundance of space and equipped with garden shed, ideal for additional storage! Perfect for couples.

Further features of this property include an allocated parking space and garden! Offered unfurnished and available from early December.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

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.

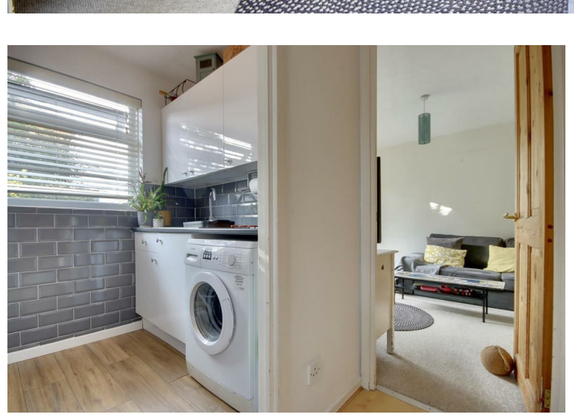




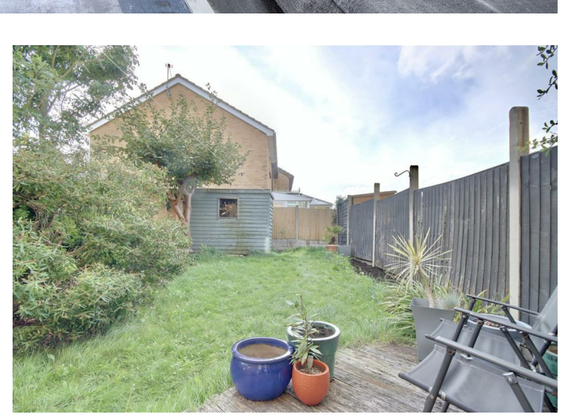


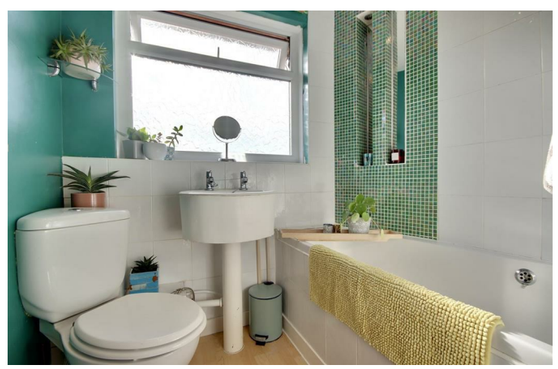


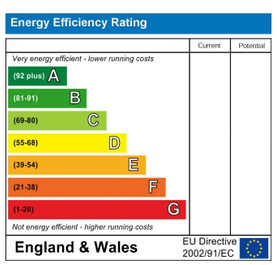












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