

£1,525 Per Calendar Month

Southbourne Avenue, Portsmouth
PO6 2HL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ GARAGE
- ❖ REAR GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ GIFTED WHITE GOODS AVAILABLE
- ❖ UNFURNISHED
- ❖ PEACEFUL DRAYTON LOCATION
- ❖ AVAILABLE IMMEDIATELY
- ❖ IDEAL FAMILY HOME
- NEUTRAL DECOR THROUGHOUT

THREE BEDROOM FAMILY HOME WITH A GARAGE

Welcome to Southbourne Avenue, Drayton - a charming location that could be the perfect setting for your new home!

This delightful house boasts 2 reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. There is also the added benefit of downstairs cloakroom W.C. With 3

cosy bedrooms, there's plenty of room for the whole family to unwind and make this house their own. The property features 1 bathroom, ensuring convenience for all residents.

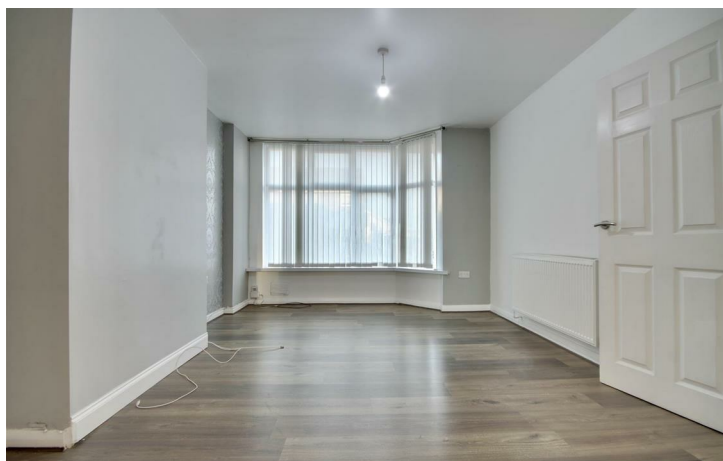
Situated in a peaceful neighbourhood, this house provides a tranquil escape from the hustle and bustle of city life. Don't miss out on the opportunity to make this house your own slice of paradise!

Call today to arrange a viewing

02392 728090

www.bernardsea.co.uk





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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.

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.

Council Tax Band C

Portsmouth City Council: £1137.00
Police & Crime Commissioner: £147.08
Combined Fire Authority: £56.75
Total: £1340.83



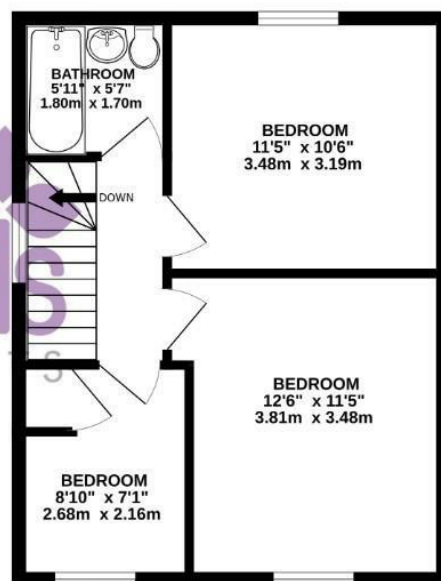
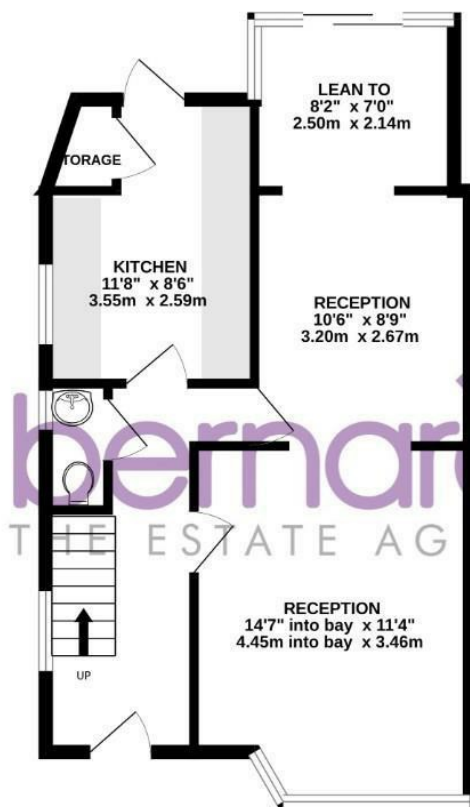
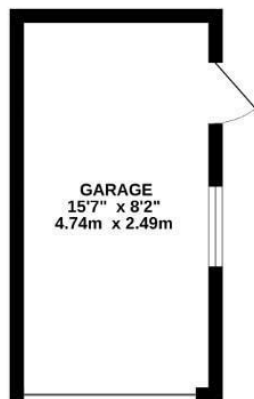
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

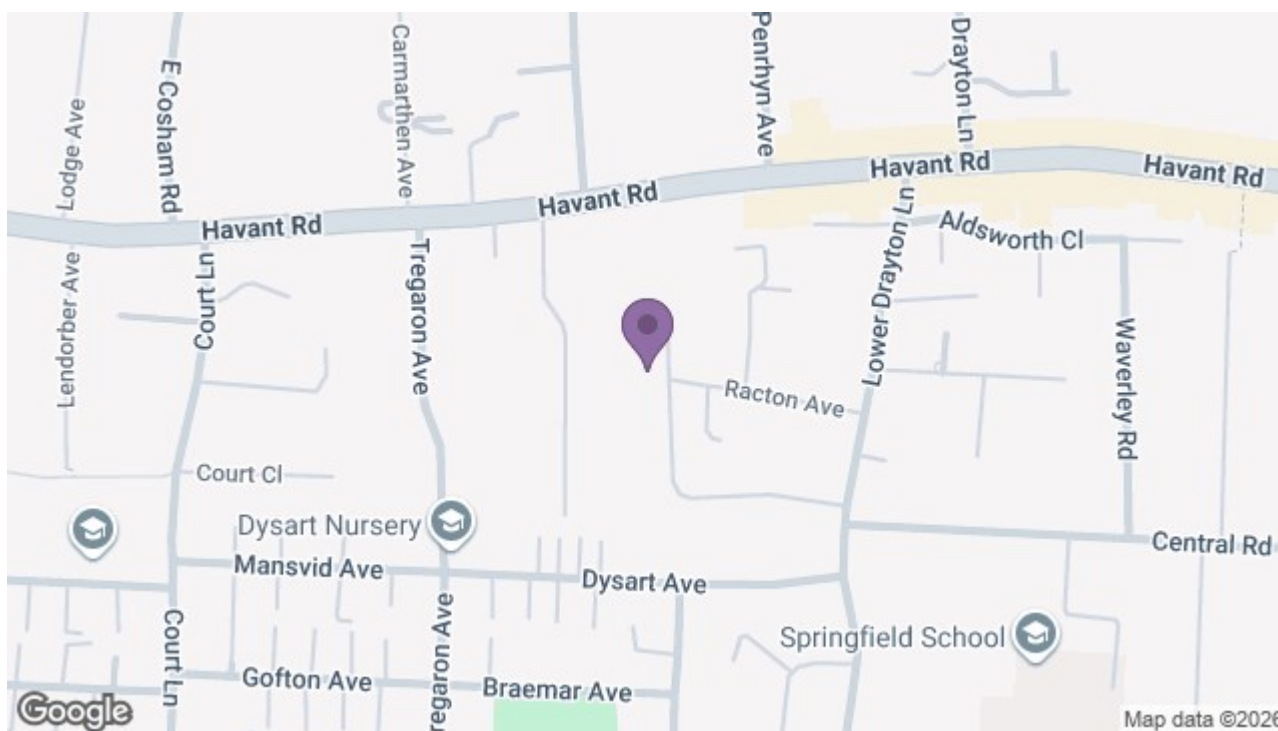
1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.

GARAGE
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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