£1,550 Per Month

Shearer Road, Portsmouth PO1 5LR

bernards
THE ESTATE AGENTS

3 1 2



HIGHLIGHTS

- THREE BEDROOMS
- FAMILY HOME
- NEWLY RENOVATED
- STUNNING CONDITION
- SPACIOUS THROUGHOUT
- MODERN KITCHEN
- BRAND NEW BATHROOM
- TWO RECEPTION ROOMS
- AVAILABLE NOW
- MODERN DECOR THROUGHOUT

Welcome to this stunning newly renovated three-bedroom family home located on Shearer Road in Portsmouth. This delightful property boasts a modern interior throughout, making it an ideal choice for those seeking a contemporary living space.

As you enter, you are greeted by two spacious reception rooms that offer versatility for both relaxation and entertaining. The large, stylish kitchen is a true highlight, providing ample space for culinary creations and family gatherings. Its modern design ensures that it is both functional and aesthetically pleasing.

The home features three well-proportioned bedrooms, perfect for a growing family or for those who desire extra space for guests or a home office. The modern bathroom is tastefully designed, offering a serene retreat for your daily routines.

This property is not only a beautiful home but also a practical choice, situated in a desirable area of Portsmouth. With its combination of stylish renovations and thoughtful layout, this house is ready to welcome its new owners. Don't miss the opportunity to make this exceptional property your own.

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:

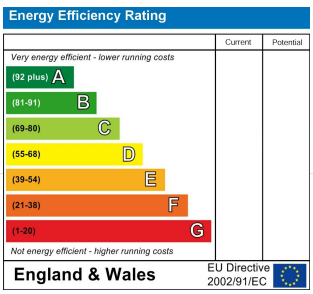
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.



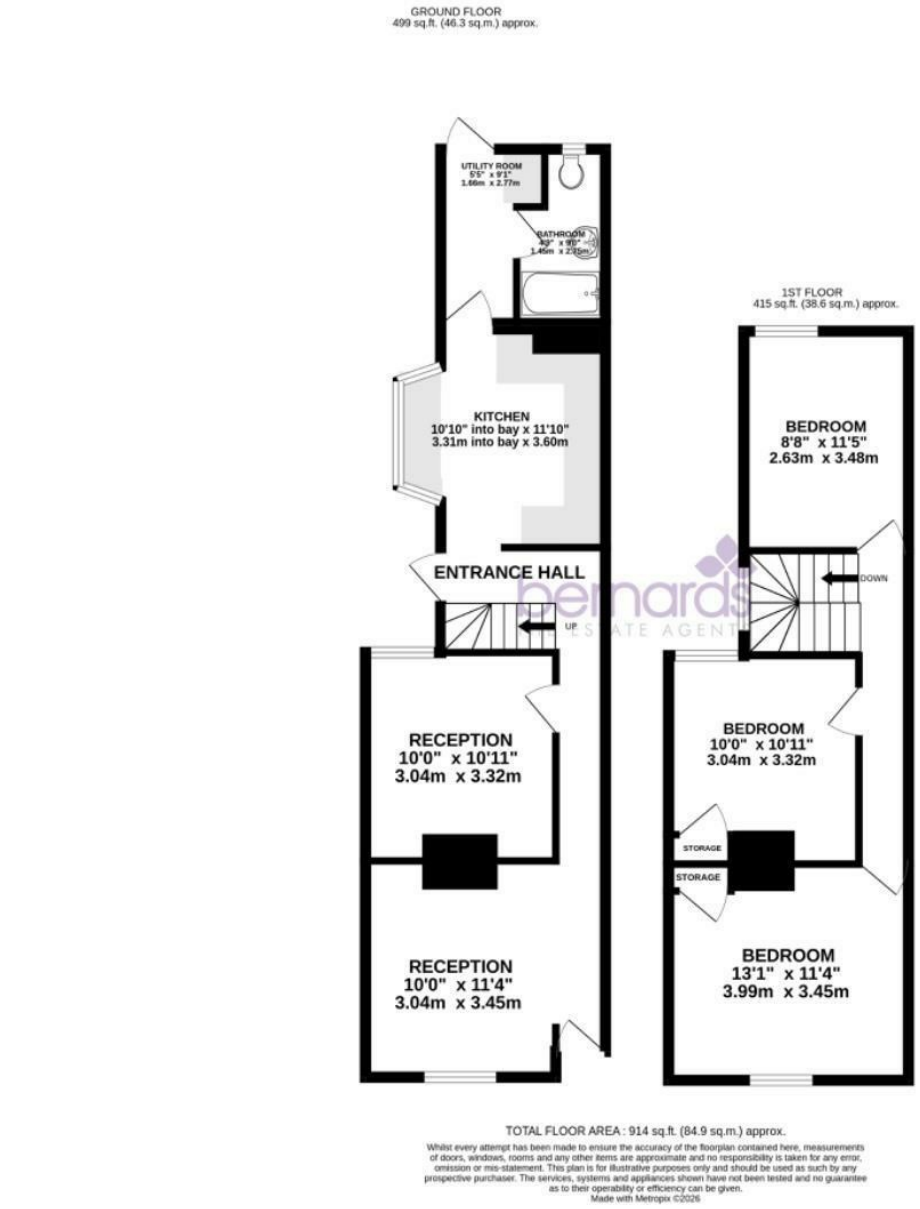


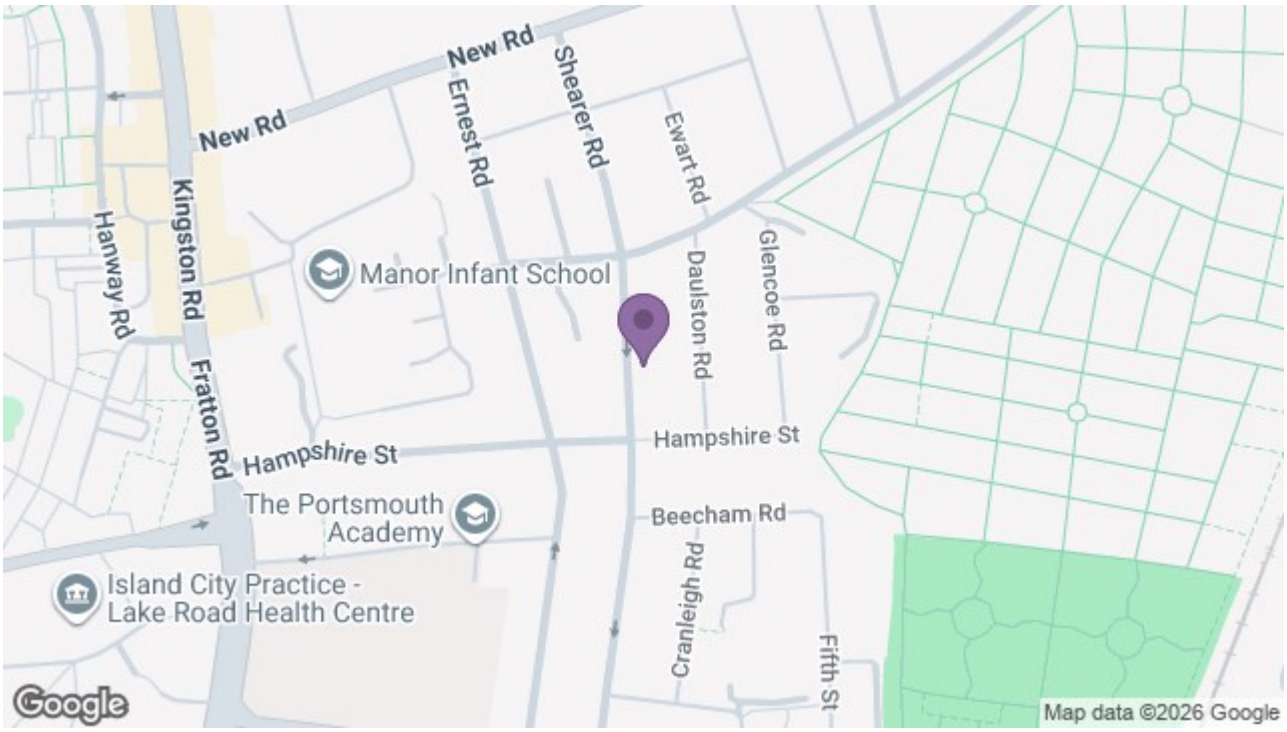






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