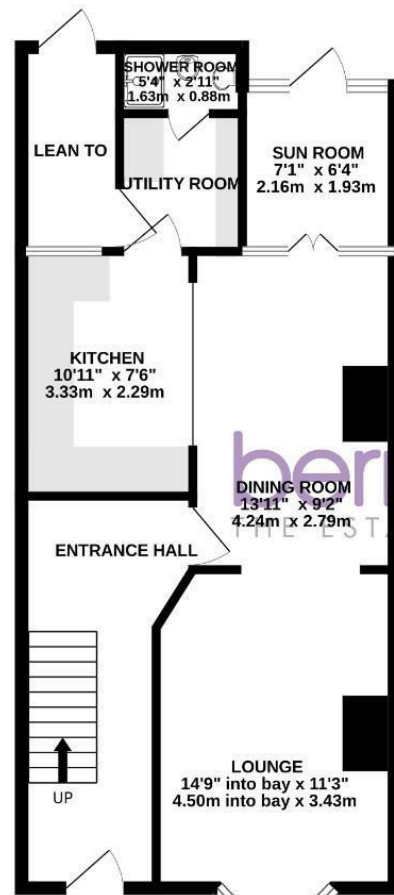
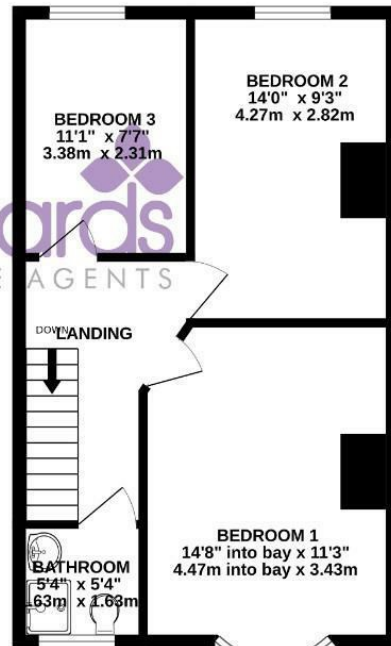


GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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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£1,800 Per Calendar Month

Winter Road, Southsea PO4 9BX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM TERRACED HOUSE
- ❖ REFURBISHED IN RECENT YEARS
- ❖ HIGH QUALITY FINISH
- ❖ AVAILABLE LATE AUGUST
- ❖ SPACIOUS RECEPTION ROOMS
- ❖ SEPARATE UTILITY AREA
- ❖ TWO SHOWER ROOMS
- ❖ CONSERVATORY
- ❖ REAR ACCESS TO GARDEN
- POPULAR SOUTHSEA LOCATION

We are delighted to present to the market this three bedroom, high specification, family home in the sought after location of Winter Road, Southsea. This house has been finished to a high standard and the attention to detail is exquisite. An internal viewing is highly recommended to appreciate the finish of the home.

Wood laminate flooring was installed throughout the ground floor of the property, and the entire home has been decorated neutrally. The ground floor offers an abundance of space with living room, dining area, kitchen, conservatory, utility area and downstairs shower room. A high quality kitchen has

been fitted, equipped with fridge freezer, oven and a dishwasher. Further downstairs benefits include a shower, conservatory and modernized garden with resin flooring, brand new artificial grass and rear access.

To the first floor, you will find three bedrooms, two double in size and the third single bedroom. All have neutral carpets fitted throughout and the two main bedrooms have decorative fire places to finish the rooms. You will also find the second shower room with a walk in shower, basin and toilet.

Available from late August, call now to book a viewing!

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.

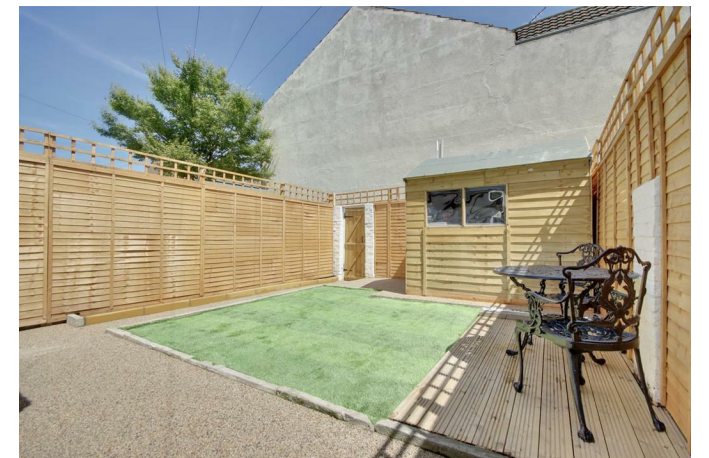
RIGHT TO RENT

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.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(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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