GARAGE
130 sq.ft. (12.1 sq.m.) approx.

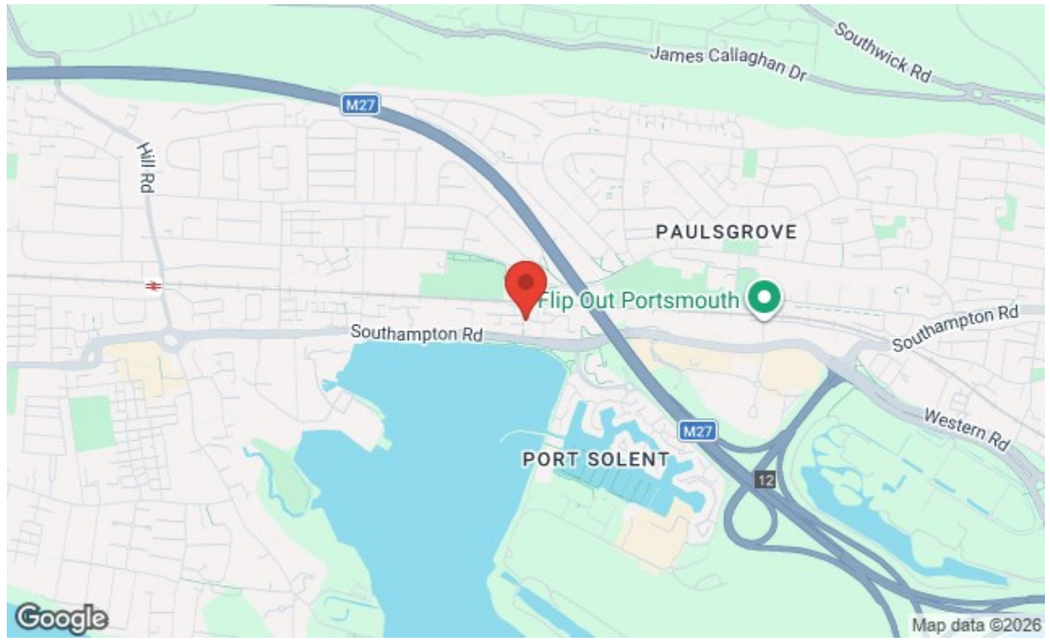
GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.




TOTAL FLOOR AREA : 888 sq.ft. (82.5 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

£1,300 PCM

Farmlea Road, Hampshire PO6 4SQ

bernards
THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- GARAGE TO REAR
- THREE BEDROOMS
- OPEN PLAN LOUNGE DINER
- WELL PRESENTED
- CENTRAL LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- UNFURNISHED
- PORTCHESTER LOCATION
- AVAILABLE FEB

We are thrilled to offer to the rental market, this three bedroom mid-terrace property in the highly sought after area of Portchester.

Benefitting from three bedrooms, this property would make a wonderful family home.

The ground floor consists of an open planned living/dining room and a seperate kictchen.

You also have a good size, low maintenance garden with access to the garage.

Moving upstairs, you have two double bedrooms, and a third single room all of which are neutrally decorated.

Completing the property is a three piece bathroom.

We strongly recommend booking a viewing on this immaculate property, to avoid missing out!

Available to move in February 2025.

Call today to arrange a viewing
01329756500
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.

## COUNCIL TAX BAND C









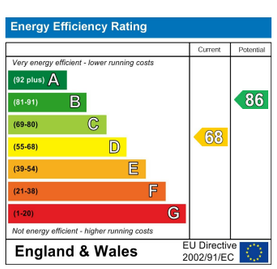













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