

£1,500 Per Calendar Month

Locksway Road, Southsea PO4 8LE



HIGHLIGHTS

- ❖ LOVELY MILTON LOCATION
- ❖ THREE BEDROOM FAMILY HOME
- ❖ WELL PRESENTED THROUGHOUT
- ❖ OFFERED UNFURNISHED WITH GIFTED WHITE GOODS
- ❖ CONSERVATORY
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ AVAILABLE NOW
- ❖ WARDROBES INCLUDED
- ❖ BAY & FORECOURT

We are pleased to offer this well-presented three-bedroom terraced home, situated on the popular Locksway Road in Southsea and available for immediate occupation.

The ground-floor accommodation comprises a welcoming entrance hallway, a bright front reception room featuring a bay window and attractive fireplace, and a separate dining room with French doors leading into a spacious conservatory. The conservatory provides a versatile additional living space and offers direct access to the enclosed rear garden.

The modern fitted kitchen benefits from a range of contemporary units, ample worktop space and tiled flooring. A fridge, washing machine and dishwasher will be left at the property and gifted to the incoming tenant.

Upstairs, the property offers three bedrooms, including a generous principal bedroom with a bay window, alongside two further bedrooms and the family bathroom.

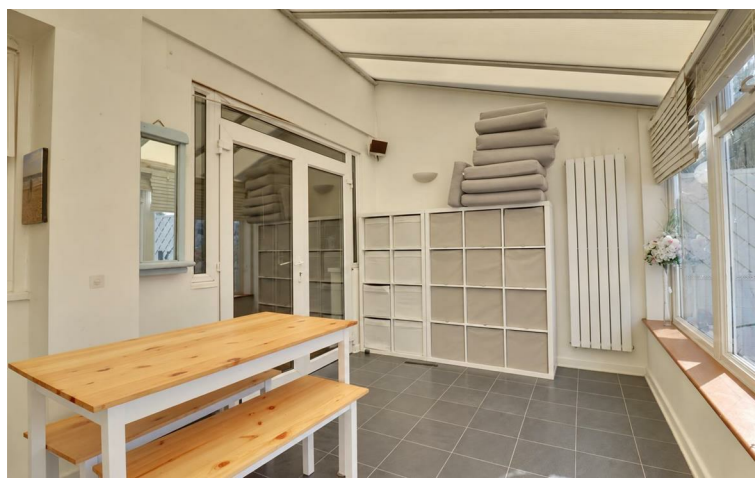
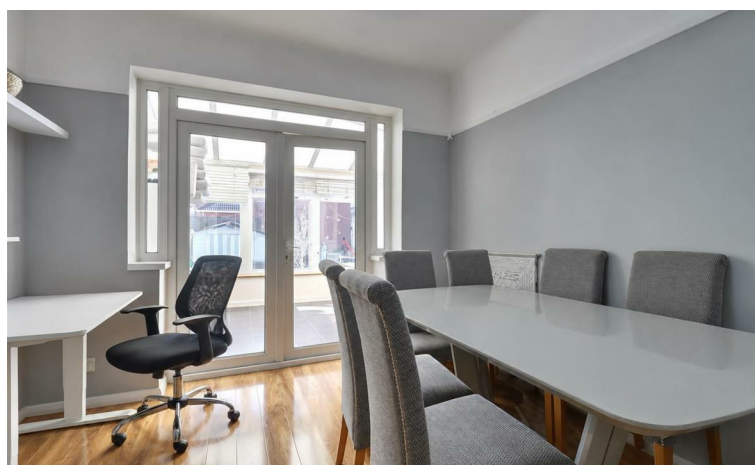
Externally, the home benefits from an enclosed, low-maintenance rear garden with artificial lawn, a patio area and useful storage shed.

Offered unfurnished and available immediately, this attractive family home is expected to generate strong interest. Early viewing is highly recommended.

Please note: the fridge, washing machine and dishwasher are provided as gifted items and will not form part of the landlord's repairing or replacement obligations.

Call today to arrange a viewing
02392 864 974
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

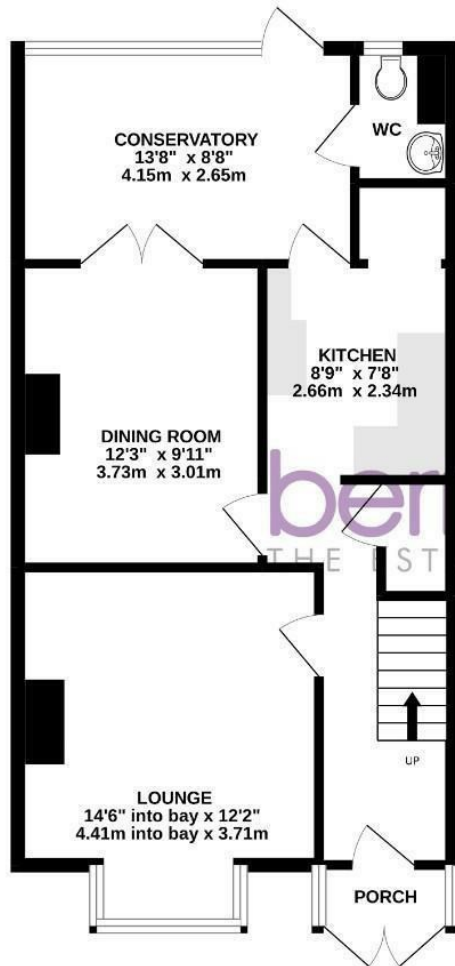
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



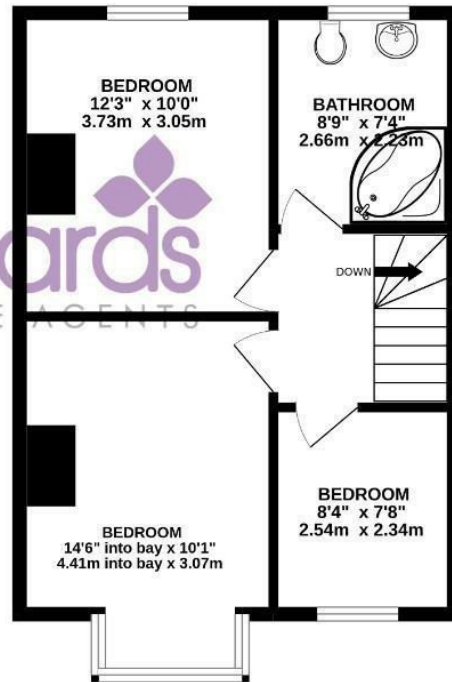
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	77
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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