

£1,600 Per Month

Coltsfoot Drive, PO7 8DF



## HIGHLIGHTS

- ◆ FULLY REFURBISHED 3-BEDROOM HOUSE
- ◆ SPACIOUS LOUNGE
- ◆ MODERN KITCHEN/DINER
- ◆ BRAND NEW THROUGHOUT
- ◆ STUNNING SHOWER ROOM
- ◆ PLENTY OF STORAGE
- ◆ LOW MAINTENANCE GARDEN
- ◆ PARKING FOR 3 CARS
- ◆ QUIET, PRIVATE LOCATION
- ◆ MODERN FINISHES

This fully refurbished three-bedroom house offers a perfect blend of modern style and practical living. Finished to a high standard throughout, the property features a spacious lounge ideal for relaxing or entertaining, alongside a contemporary kitchen/diner designed with both functionality and comfort in mind. Every detail has been thoughtfully updated, with brand new fittings and finishes creating a fresh, move-in-ready home.

The stunning shower room adds a touch

of luxury, while ample storage throughout the property ensures everything has its place. Outside, the low-maintenance garden provides a private space to enjoy without the hassle of extensive upkeep. The home also benefits from allocated parking for up to three cars, offering convenience rarely found with similar properties.

Situated in a quiet and private position at the front, this home combines peaceful surroundings with modern living, making it an ideal choice for families or professionals seeking comfort, space, and style.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## 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.

## 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 e.g. 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

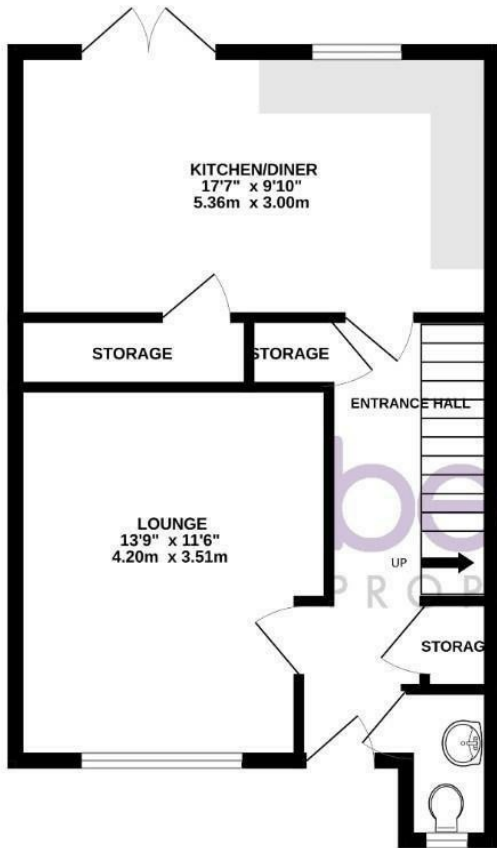
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



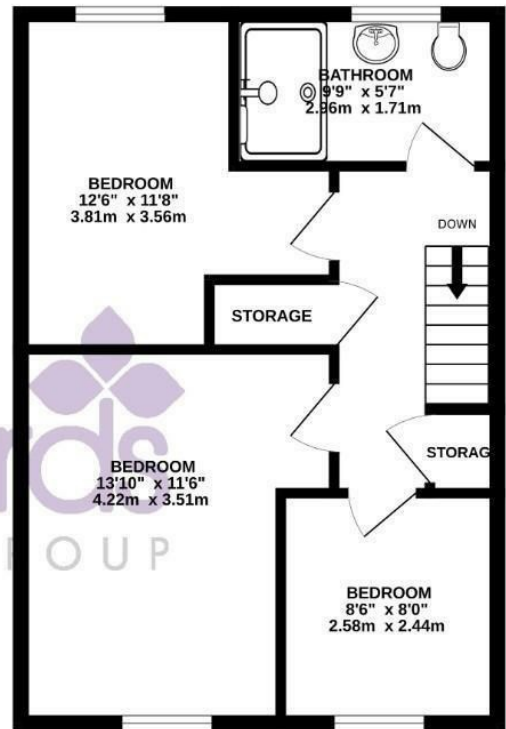
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

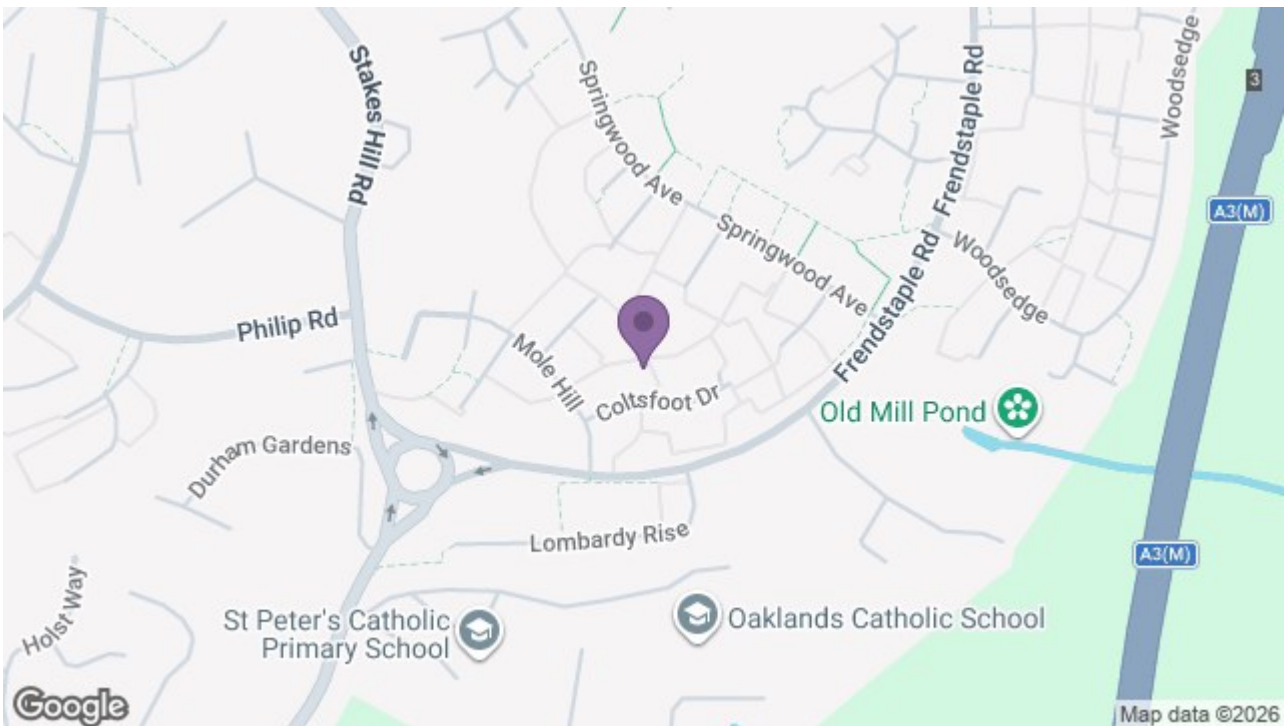


1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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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