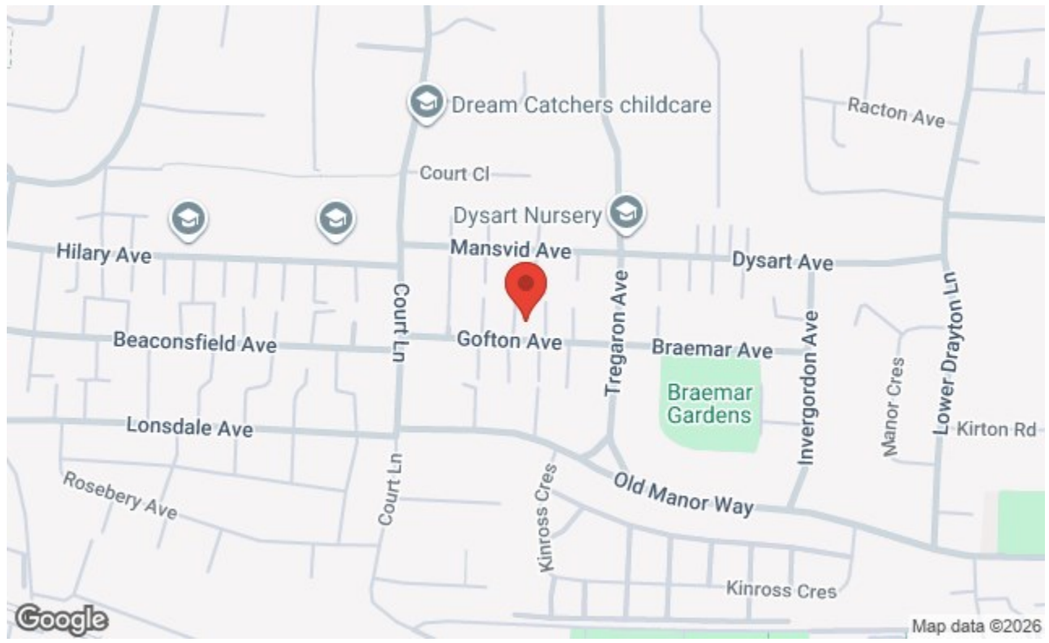
FOR SALE

£1,850 Per Month

Gofton Avenue, Portsmouth PO6 2NG

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- AVAILABLE FROM THE END OF AUGUST
- SPACIOUS THREE-BEDROOM FAMILY HOME
- BRIGHT AND AIRY LOUNGE
- SEPARATE DINING ROOM
- MODERN FITTED KITCHEN
- CONSERVATORY OVERLOOKING THE GARDEN
- CONVENIENT DOWNSTAIRS SHOWER ROOM
- GENEROUS REAR GARDEN
- MODERN BATHROOM
- MODERN KITCHEN

Available from the end of August, this spacious three-bedroom home is ideal for families. The property features a bright lounge, separate dining room, modern kitchen, and a conservatory overlooking the garden. A convenient downstairs shower room adds to the home's practicality.

Outside, there is a generous rear garden with plenty of space for children to play, outdoor dining, or relaxing. Combining spacious interiors with a practical layout, this well-presented home is perfectly suited to comfortable family living.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

PROPERTY INFORMATION

RIGHT TO RENT

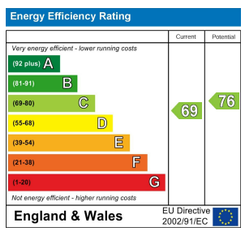
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



Scan here to see all our properties for sale and rent

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