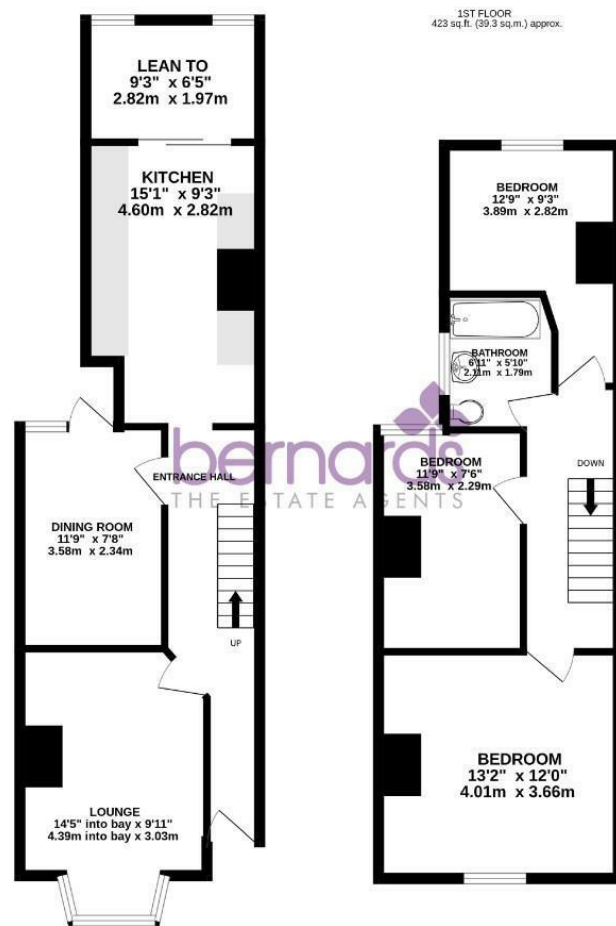
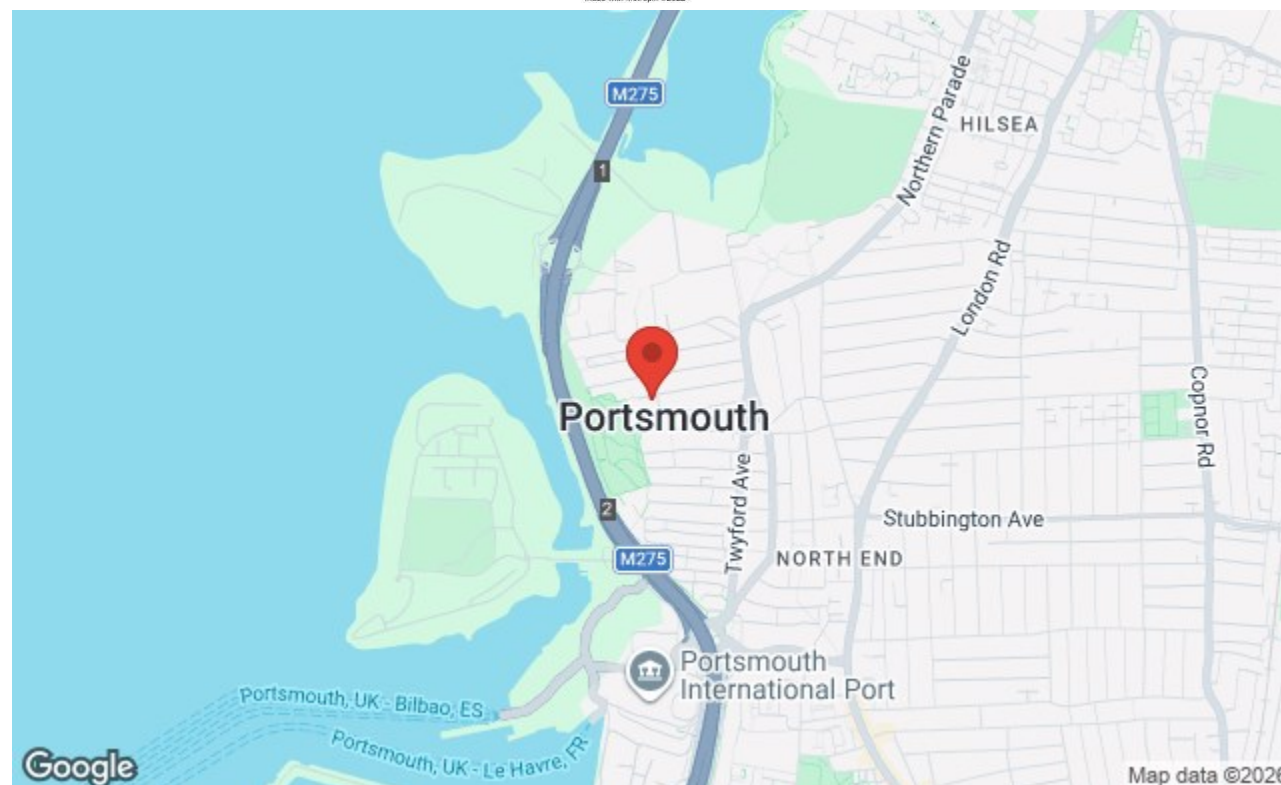


GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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 misstatement. 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.
Made with Metapix 12/2022



TO LET

£1,300 Per Calendar Month

Widley Road, Portsmouth PO2 8PN

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ MID-TERRACE
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN
- ❖ UNFURNISHED
- ❖ BAY AND FORECOURT
- ❖ AVAILABLE NOW
- ❖ IDEAL FOR FAMILIES
- ❖ CLOSE TO AMENITIES
- ❖ A MUST VIEW

****RE DECORATED THROUGHOUT****

We are delighted to be welcoming to the market this three bedroom, mid-terrace home in the sought after area of Widley Road, Portsmouth, in close proximity to local amenities

Entering the property via the spacious entrance hallway, which you have access to all the ground floor accommodation. Starting at the front, you have a modern lounge with a large bay window flooding the room with natural light.

Moving through, the property's kitchen is finished to a good standard and has

space and plumbing for appliances and access into the lean-to.

You have a further reception room room, which is an ideal space to entertain, with access into the garden

The property's garden is a wonderful size and being fully laid to block paving, it is very low maintenance.

Moving upstairs, you have three bedrooms and the modern three-piece bathroom suite.

This fantastic property would make a wonderful family home hence we strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

9'11" x 14'5" into bay (3.02m x 4.39m into bay)

DINING ROOM

7'8" x 11'9" (2.34m x 3.58m)

KITCHEN

9'3" x 15'1" (2.82m x 4.60m)

LEAN-TO

9'11" x 6'5" (3.02m x 1.96m)

BEDROOM ONE

13'2" x 12 (4.01m x 3.66m)

BEDROOM TWO

12'9" x 9'3" (3.89m' x 2.82m)

BEDROOM THREE

7'6" x 11'9" (2.29m x 3.58m)

BATHROOM

6'11" x 5'10" (2.11m x 1.78m)

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 B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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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