

£1,500 Per Month

Inhurst Road, Portsmouth PO2 0QL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ LARGE LIVING ROOM
- ❖ UTILITY ROOM
- ❖ NEUTRAL DECOR
- ❖ CONSERVATORY
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ AVAILABLE EARLY MARCH
- ❖ LARGE GARDEN
- ❖ CALL NOW 02392 728 090

Nestled on Inhurst Road in the city of Portsmouth, this charming three-bedroom family home offers a perfect blend of comfort and practicality. Upon entering, you are welcomed into a spacious living room, ideal for both relaxation and entertaining. The large living area is bathed in natural light, creating a warm and inviting atmosphere for family gatherings or quiet evenings in.

Adjacent to the living room, you will find a delightful conservatory that extends the living space. The property also features a lean-to utility room, adding convenience to your daily routines and ensuring that your home remains organised and clutter-free.

The upstairs bathroom is well-appointed, serving the three generously sized bedrooms, each offering ample space for rest and personalisation. This home is perfect for families seeking a comfortable and functional living environment in a friendly neighbourhood.

In addition to its appealing features, the location on Inhurst Road provides easy access to local amenities, schools, and parks, making it an ideal choice for families.

Do not miss the opportunity to make this lovely house your new home.

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





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PROPERTY INFORMATION

Right to Rent Checks

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.



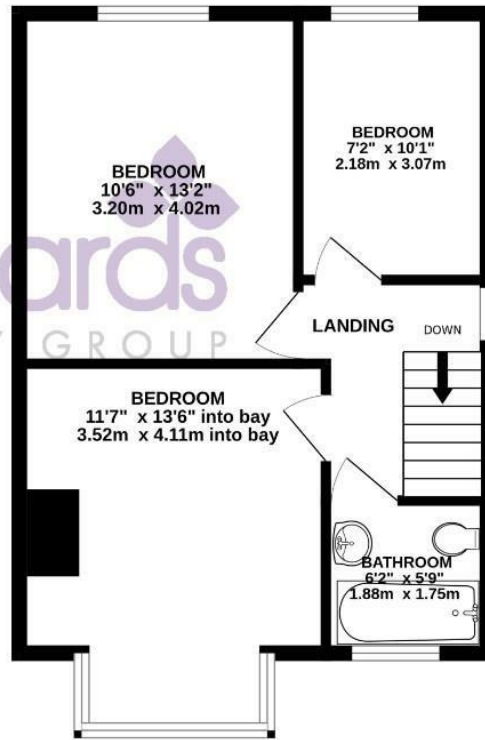
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



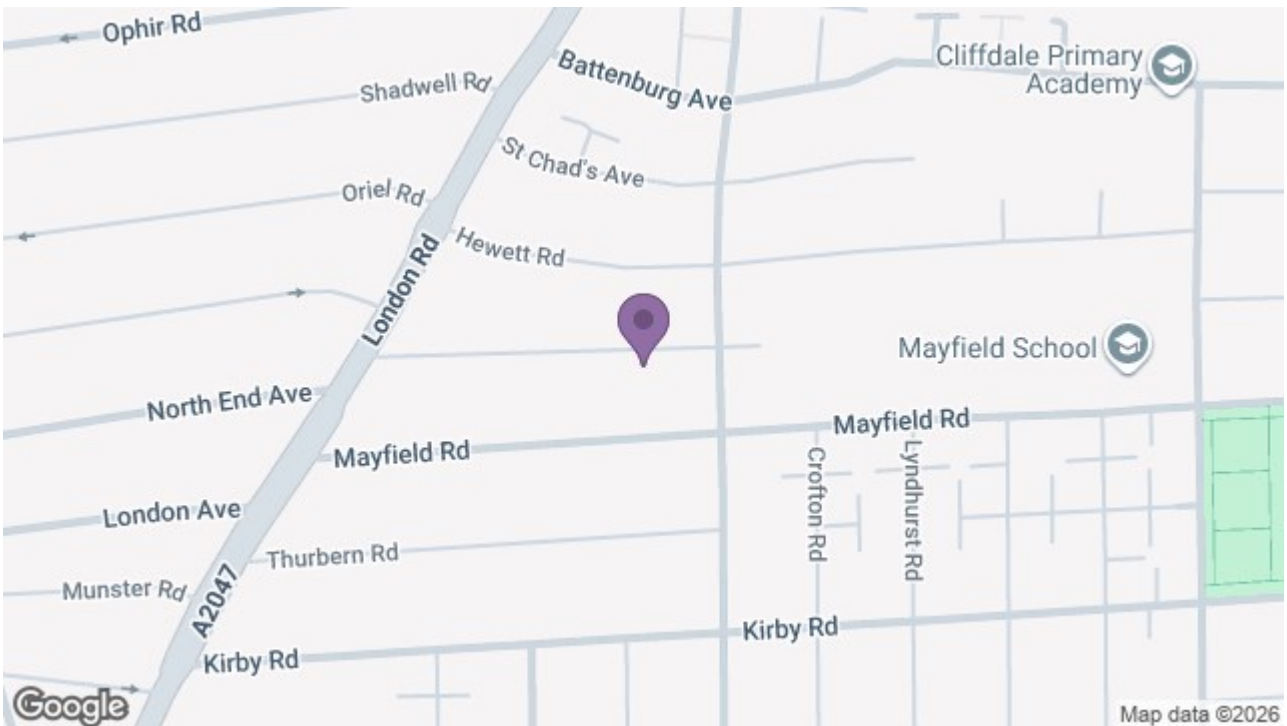
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 985 sq.ft. (91.5 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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