£1,400 Per Month

Lyndhurst Road, Portsmouth PO2 0DT



HIGHLIGHTS

- THREE BEDROOMS
- FAMILY HOME
- SPACIOUS LOUNGE WITH BAY WINDOW
- SEPARATE DINING ROOM
- BRIGHT REAR CONSERVATORY
- ENCLOSED REAR GARDEN
- WELL PROPORTIONED BEDROOMS
- UPSTAIRS FAMILY BATHROOM
- CALL NOW 02392 728 090
- AVAILABLE NOW

Situated in the highly sought-after North End area of Portsmouth, this attractive three-bedroom terraced home offers approximately 1,037 sq ft of well-presented and versatile accommodation.

The ground floor features a spacious lounge with a charming bay window, a fitted kitchen, separate dining room and a bright conservatory overlooking the rear garden, providing an ideal space for both relaxing and entertaining.

Upstairs, the property boasts three generously sized bedrooms and a family bathroom. A wealth of character has been retained throughout, including attractive decorative cornicing and ceiling roses, complemented by the modern conveniences of a fitted kitchen and contemporary bathroom.

Externally, the property benefits from a front garden and an enclosed rear garden, offering a pleasant outdoor space to enjoy.

Contact us today on 02392 728 090 to arrange further details or enquire about this fantastic home.

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











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PROPERTY INFORMATION

PORCH

LOUNGE
15'10" x 12'3" (4.83 x 3.75)

KITCHEN
11'6" x 6'11" (3.53 x 2.11)

DOWNSTAIRS WC

DINING ROOM
15'2" x 8'9" (4.63 x 2.68)

CONSERVATORY
10'5" x 9'4" (3.18 x 2.87)

GARDEN

FIRST FLOOR

BEDROOM ONE
12'10" x 12'2" (3.92 x 3.73)

BEDROOM TWO
11'6" x 6'11" (3.53 x 2.13)

BEDROOM THREE
12'9" x 8'9" (3.89 x 2.67)

BATHROOM
7'11" x 5'10" (2.43 x 1.78)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : C

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:

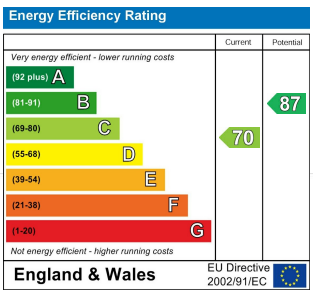
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.



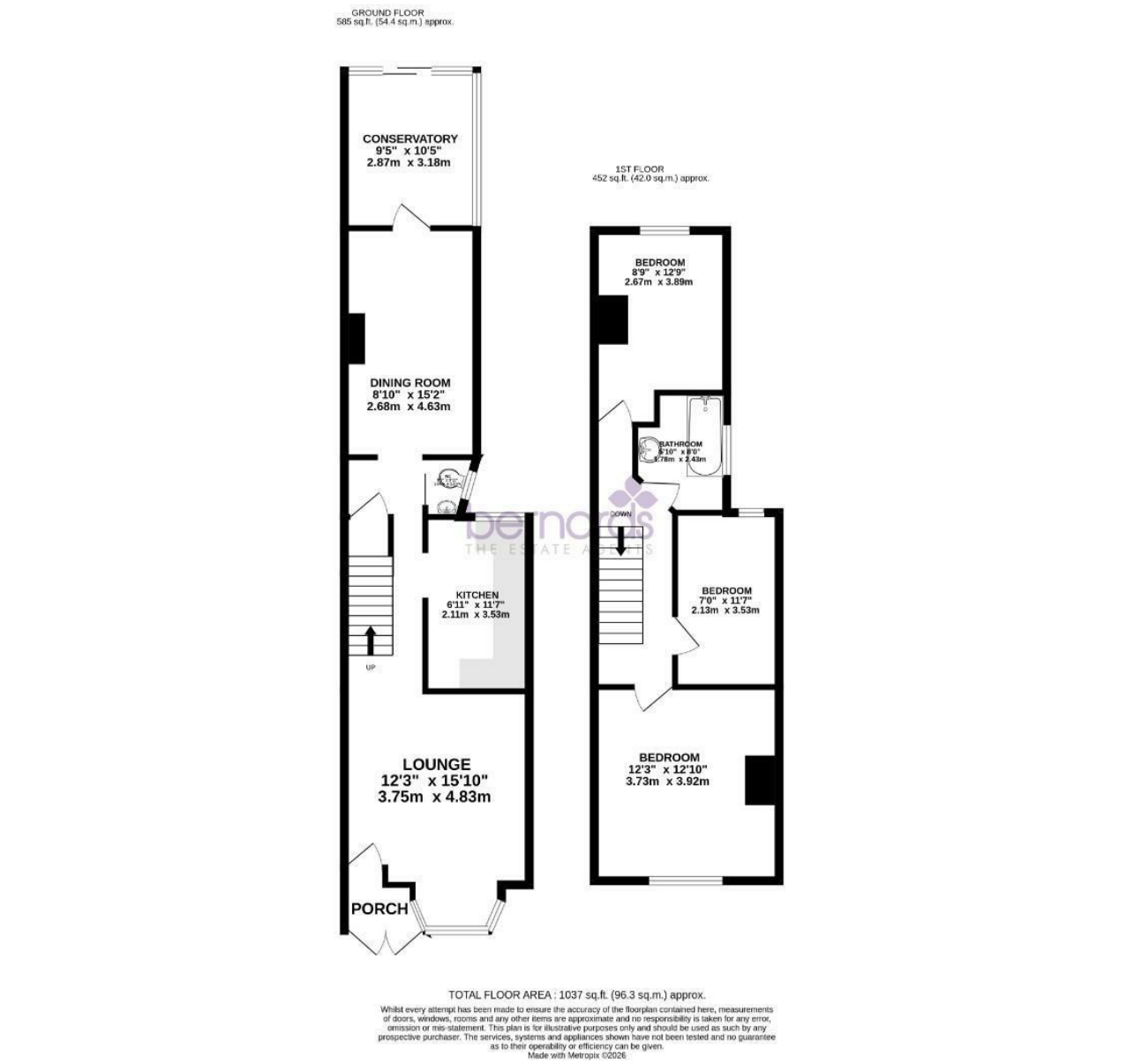


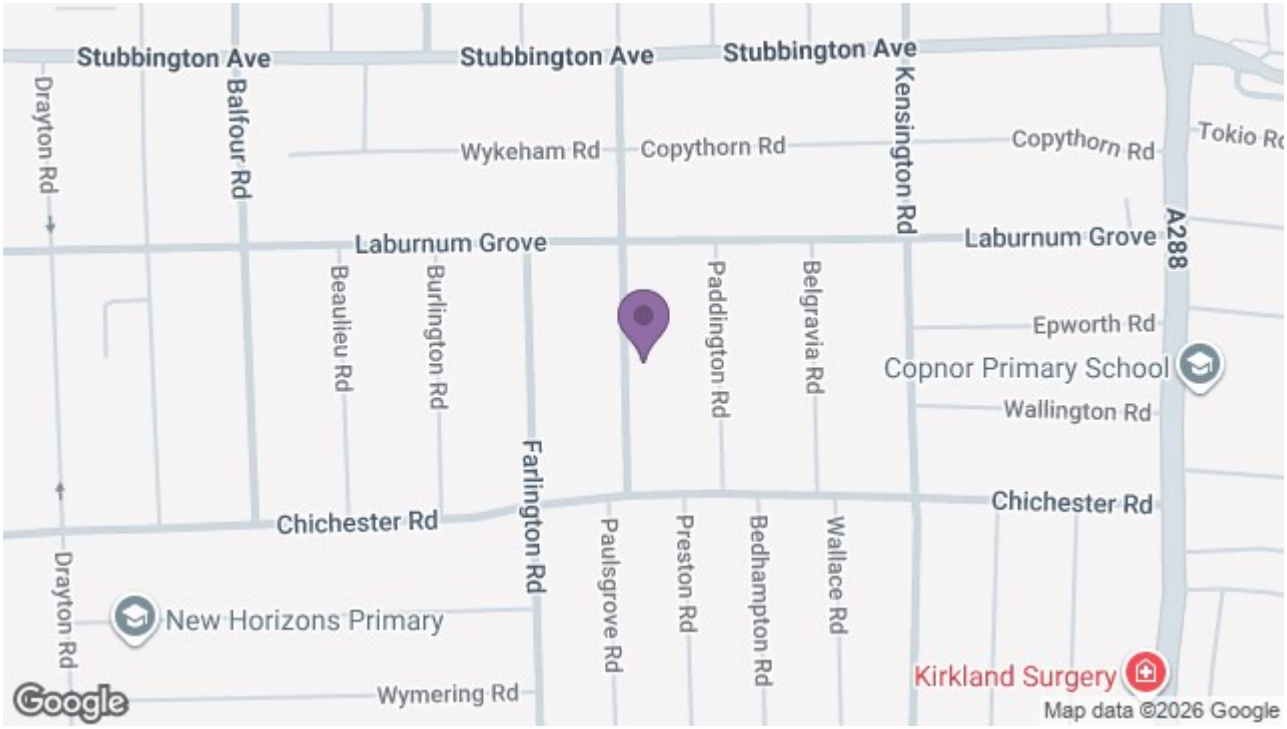






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