

£1,500 PCM

Locarno Road, Portsmouth PO3 5DG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ GARAGE
- ❖ GARDEN
- ❖ THREE DOUBLE BEDROOMS
- ❖ UNFURNISHED
- ❖ REAR ACCESS
- ❖ COPNOR LOCATION & ALNS CATCHMENT
- ❖ PERFECT FOR FAMILIES
- ❖ NEWLY DECORATED
- ❖ MODERN KITCHEN AND BATHROOM

\*\*\*THREE BEDROOMS...SOUGHT AFTER  
LOCATION...65FT REAR GARDEN\*\*\*

We are delighted to introduce to the rental market, this spacious three bedroom property in the highly sought after location of Locarno Road, Copnor.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer.

Entering the property, you are greeted by a welcoming entrance hallway, off which you have access to the bright and airy lounge which is flooded with natural light. The lounge is open plan to the dining area, which leads into the conservatory, which not only means the ground floor is flooded with natural light, but creates an excellent entertaining space. Also towards the rear, you have a newly modern fitted kitchen. The property is newly decorated throughout

and benefits from new carpets and new bathrooms.

The rear garden is north facing and laid to paving and includes a large lawn which runs down to the garage.

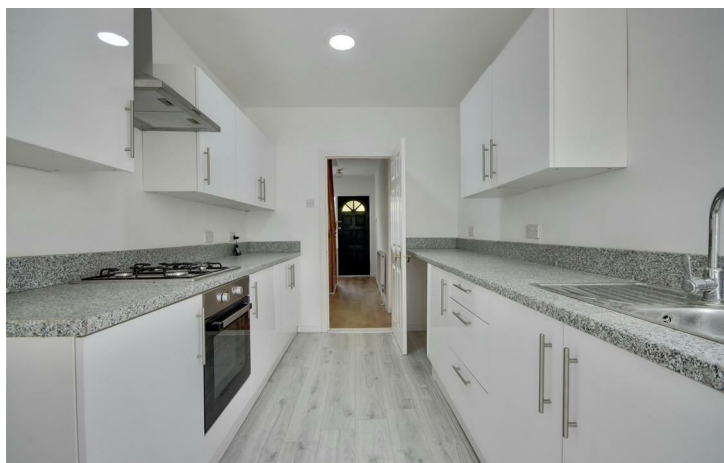
Moving back into the property and up to the first floor, you have three double bedrooms along with a three-piece family bathroom.

This wonderful property has all the characteristics of a fantastic family home, meaning we strongly recommend booking an early viewing to avoid disappointment.

Available NOW and is offered unfurnished.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## 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.

## Council Tax Band C

Portsmouth City Council: C

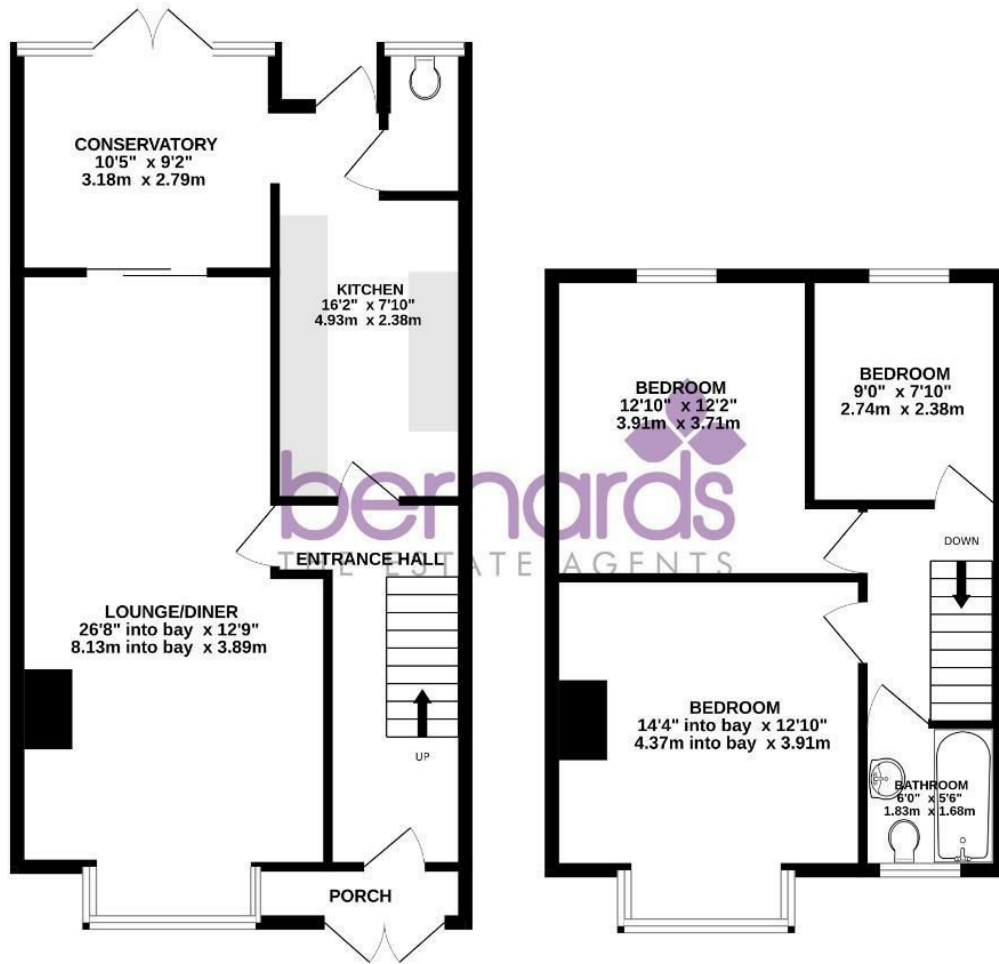


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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



GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.

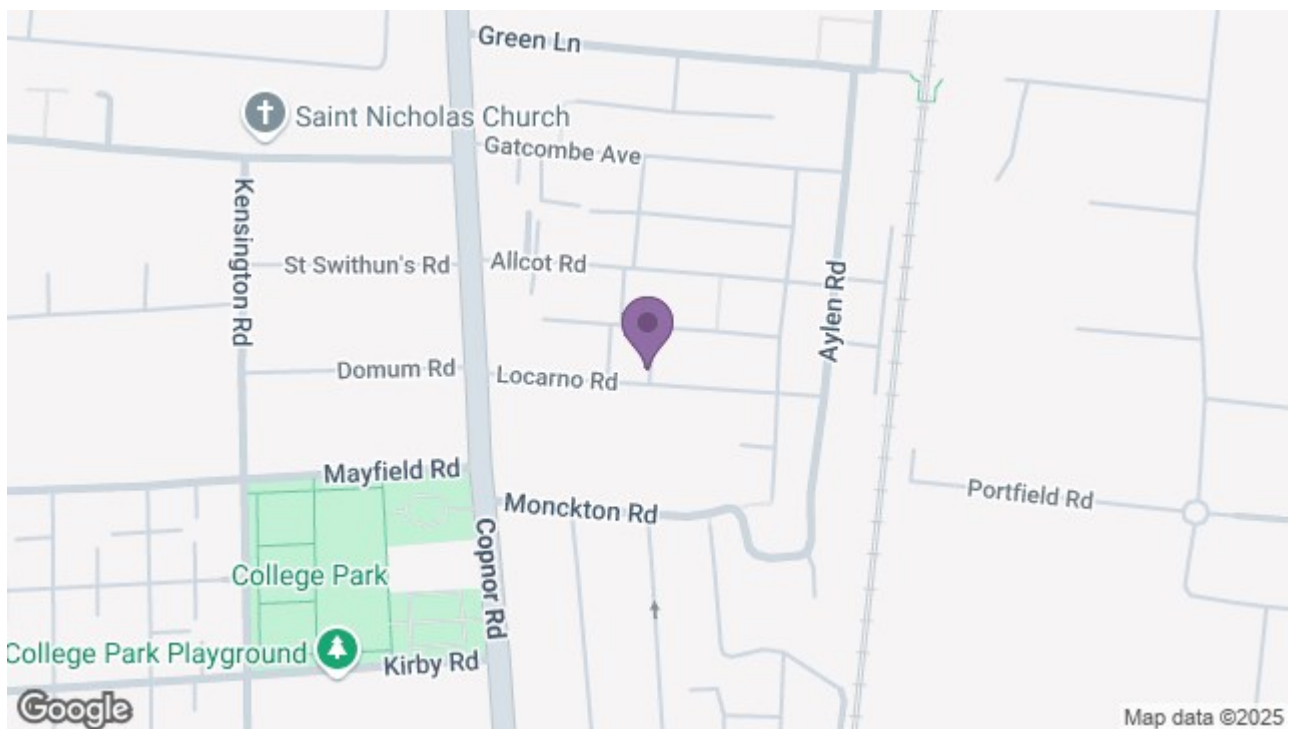
1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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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