

**TO LET**

£1,980 Per Calendar Month

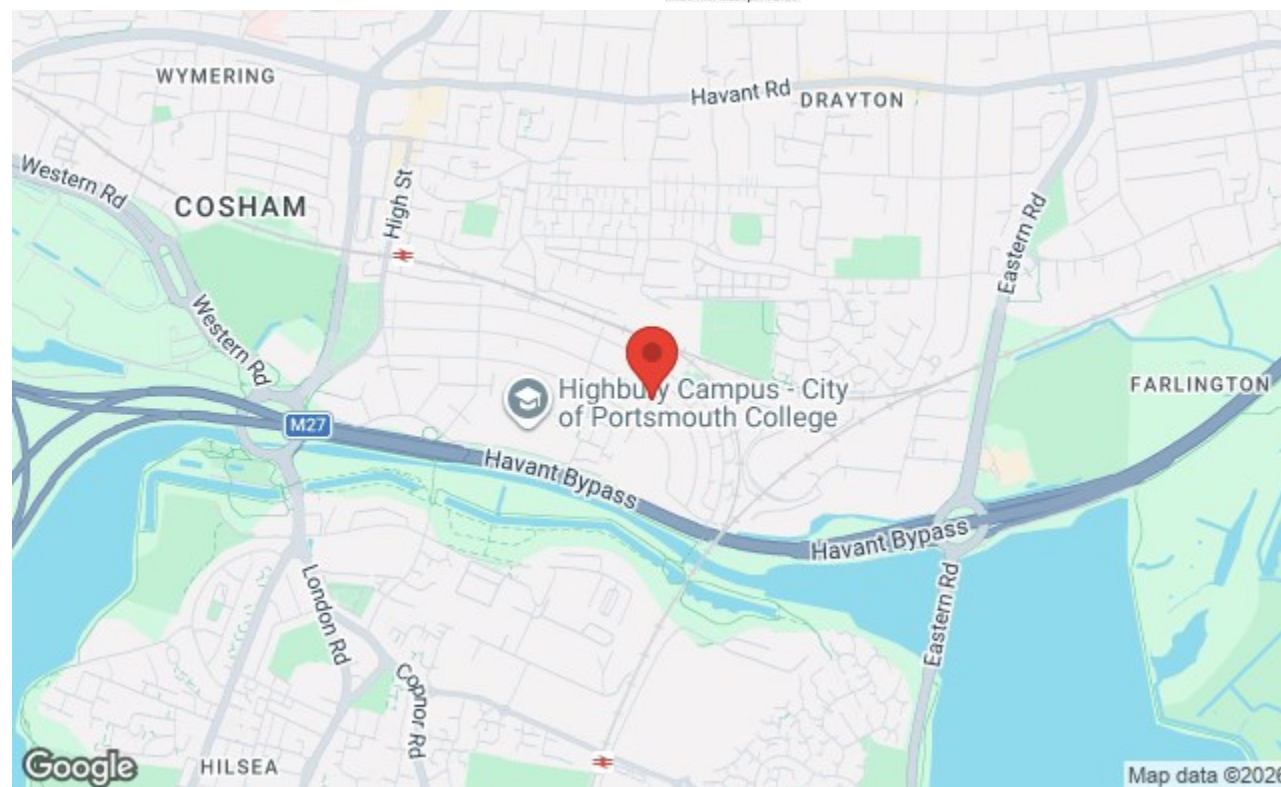
Chatsworth Avenue, Portsmouth PO6 2UN

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1543 sq.ft. (143.4 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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## HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ END-OF-TERRACE
- ❖ CORNER PLOT
- ❖ GARAGE AND DRIVEWAY
- ❖ EXTENDED AND REFURBISHED
- ❖ STUDY & UTILITY
- ❖ Highbury Estate
- ❖ PERFECT FOR FAMILIES
- ❖ TWO BATHROOMS
- ❖ A MUST VIEW

\*\*\*EXCEPTIONAL FAMILY HOME\*\*\*

We are thrilled to welcome to the rental market, this exquisite family home in the sought after location of Chatsworth Avenue, Cosham.

Benefitting from being extensively refurbished and extended to a very high standard, this beautiful property would make a fantastic home for a family,

Externally the property's driveway fits two cars and accesses the property. There is the addition of the garage to the rear.

Internally, the ground floor is comprised of a modern sitting room to the front, which is flooded with natural light from the large bay window. The ground floor also includes a modern W.C

Moving through, the kitchen/lounge/diner is quite incredible. The space measures a total of around 24ft in length, having been generously extended. The space is ideal for entertaining, with modern kitchen units, feature lighting and velux sky lights.

The ground floor is completed by the extended study and utility room

The bi-fold doors open into the garden which also includes a outbuilding, which has power and light so could function perfectly as a home-bar, office or summer house.

Moving to the first floor, the property has three neutrally decorated bedrooms with the master seeing built in wardrobes and an ensuite. Completing the first floor is the luxury three-piece bathroom.

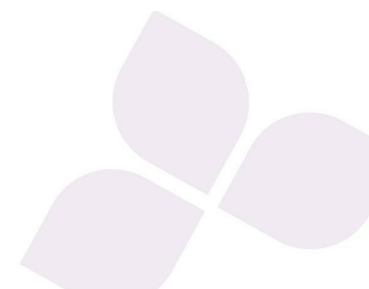
The homes is completed on the second floor, which has a spacious landing and access into the loft spaces

It is rare that a property with such a high level of specification should come to the market, we therefore strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## LOUNGE

19'2" x 14'4" into bay (5.84m x 4.37m into bay)

## W.C

5'4" x 3 (1.63m x 0.91m)

## KITCHEN/DINER

19'1" x 24'6" (5.82m x 7.47m)

## UTILITY ROOM

5'4" x 9'2" (1.63m x 2.79m)

## STUDY

6'1" x 8'4" (1.85m x 2.54m)

## BEDROOM ONE

17'1" x 14'4" into bay (5.21m x 4.37m into bay)

## ENSUITE

4'10" x 4'10" (1.47m x 1.47m)

## BEDROOM TWO

11'11" x 10'1" (3.63m x 3.07m)

## BEDROOM THREE

11'11" x 8'10" (3.63m x 2.69m)

## BATHROOM

6' x 5'11" (1.83m x 1.80m)

## COUNCIL TAX BAND C

## 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.

## RIGHT TO RENT

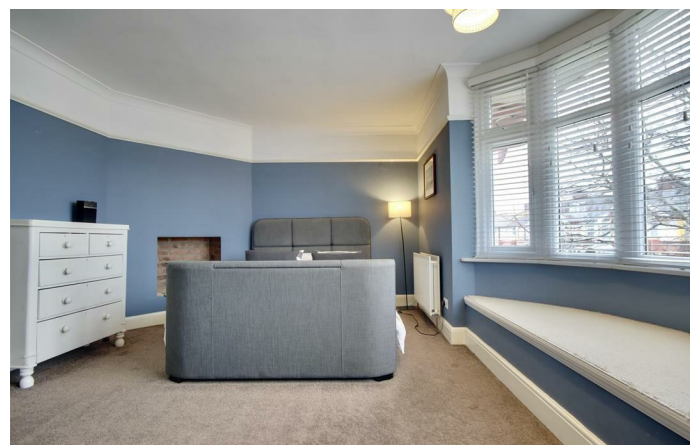
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



Energy Efficiency Rating	
Current	Potential
	75
65	

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(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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