

£1,200 Per Month

Cranleigh Road, Portsmouth PO1
5LX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FAMILY HOME
- ❖ FRESHLY DECORATED
- ❖ DOUBLE BEDROOMS
- ❖ BUILT IN STORAGE
- ❖ TWO RECEPTION ROOMS
- ❖ GARDEN WITH REAR ACCESS
- ❖ MODERN KITCHEN & BATHROOM
- ❖ AVAILABLE END OF FEBRUARY
- ❖ CLOSE TO TRANSPORT LINKS

Welcome to this two-bedroom family home located on Cranleigh Road in Portsmouth. This home offers generous living space, fresh interiors, and a private garden – perfect for modern family life.

Upstairs, you'll find two spacious double bedrooms, both offering plenty of room to relax and unwind. Downstairs, the property boasts two versatile reception rooms, ideal for entertaining guests, creating a dedicated dining area, or simply enjoying cosy evenings at home.

The house will be freshly decorated,

creating a bright, welcoming atmosphere that allows you to move straight in and add your own personal touch.

To the rear, a garden with convenient rear access provides excellent outdoor space – whether you're hosting summer gatherings, creating a play area, or indulging your passion for gardening.

Ideally located close to local shops, schools, and excellent transport links, this home is perfectly suited to families and professionals alike. Combining modern comfort with traditional character, this is a fantastic opportunity not to be missed.

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:

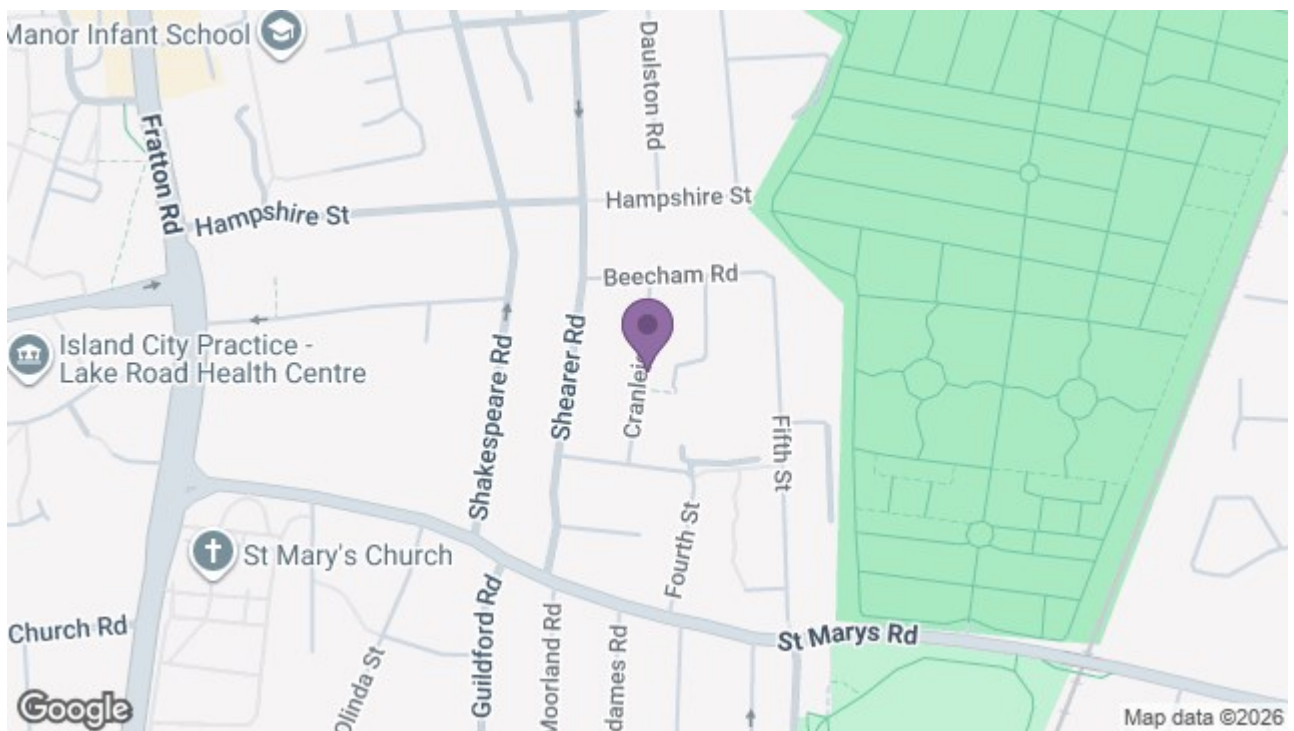
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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		
(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		
EU Directive 2002/91/EC		
England & Wales		





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