

£1,250 Per Month

Lower Derby Road, Portsmouth PO2
8EY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ FAMILY HOME
- ❖ THREE RECEPTION ROOMS
- ❖ SPACIOUS THROUGHOUT
- ❖ NEW KITCHEN & BATHROOM
- ❖ ENCLOSED REAR GARDEN
- ❖ CENTRAL LOCATION
- ❖ AVAILABLE END OF OCTOBER
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND

Located on Lower Derby Road, this well presented three-bedroom family home offers a perfect blend of comfort and modern living.

The spacious living room is ideal for relaxing or entertaining, while the separate dining room provides a welcoming space for family meals. The newly fitted kitchen is both stylish and practical, and the updated bathroom adds a fresh, contemporary touch.

Upstairs, three generously sized bedrooms offer peaceful retreats, and the additional reception room provides flexibility for a home office, playroom, or extra living space.

Situated close to local amenities, schools, and parks, this home is perfectly positioned for family life.

Don't miss the chance to make this versatile and well-appointed property 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

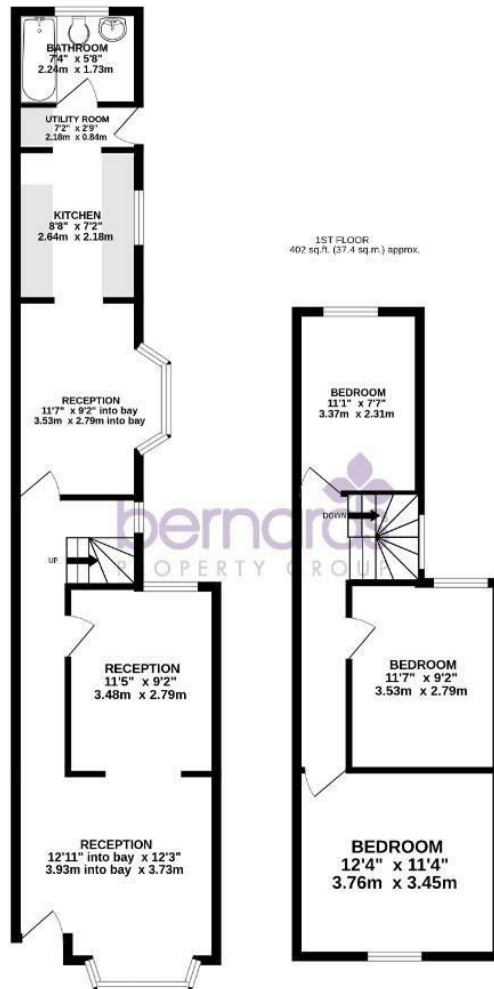
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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		
(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		



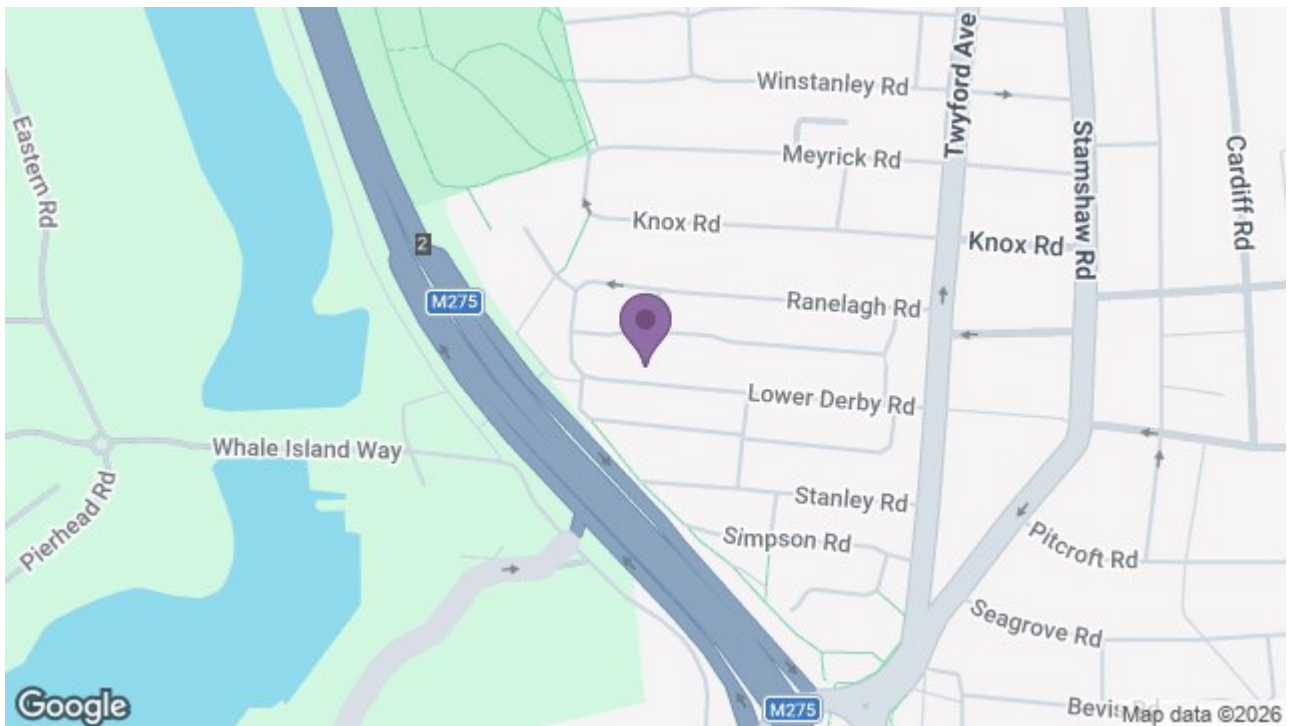
GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.

TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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