

£1,750 Per Month

Copnor Road, Portsmouth PO3 5AB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM HOME
- ❖ MODERN & STYLISH INTERIOR THROUGHOUT
- ❖ FURNISHED
- ❖ ALLOCATED PARKING
- ❖ MODERN KITCHEN
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ AVAILABLE END OF JULY
- ❖ EPC RATING C
- CALL NOW 02392 728 090

Nestled on the vibrant Copnor Road in Portsmouth, this charming three-bedroom house offers a delightful blend of modern living and comfort. Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining guests. The property boasts a contemporary finish throughout, ensuring a stylish and inviting atmosphere.

The modern kitchen is well-equipped, making it a joy for any home cook to prepare meals. The layout is practical, with an upstairs family bathroom that caters to the needs of the household, alongside a convenient downstairs WC. Each of the three bedrooms is generously sized, providing ample space for rest and

personalisation.

This furnished property comes with plenty of storage options, allowing you to keep your living areas tidy and organised. Additionally, the allocated parking is a significant advantage in this bustling area, making it easy for you and your visitors to come and go with ease.

Overall, this home on Copnor Road is an excellent opportunity for those seeking a modern, comfortable living space in a lively part of Portsmouth. Whether you are a family or a professional looking for a stylish abode, this property is sure to meet your needs.

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:

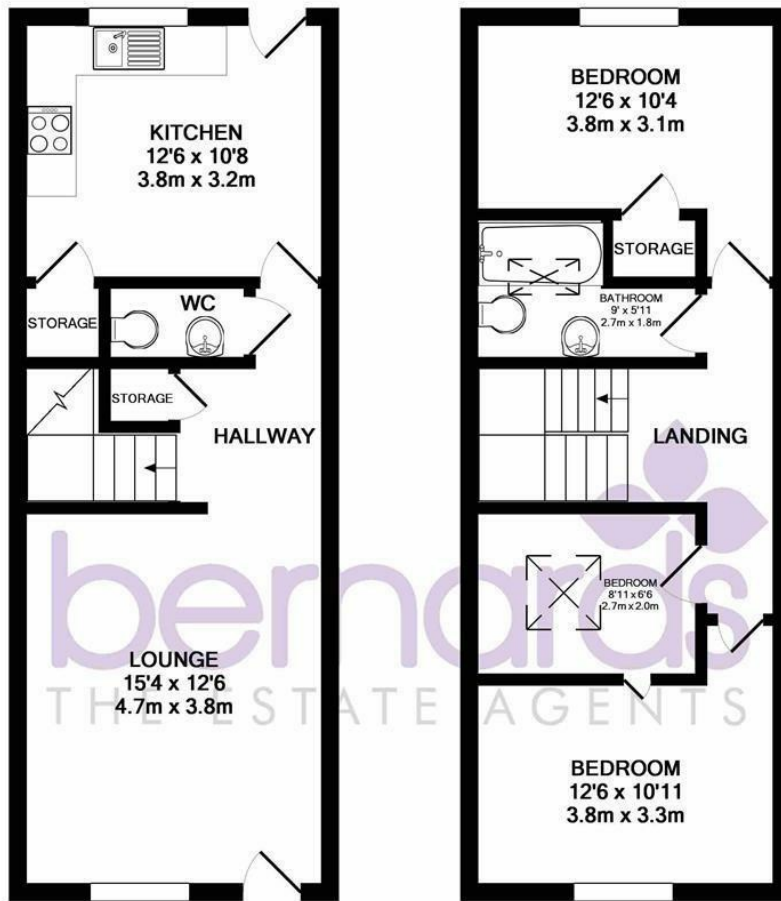
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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		88
(81-91)	B		
(69-80)	C	78	
(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	





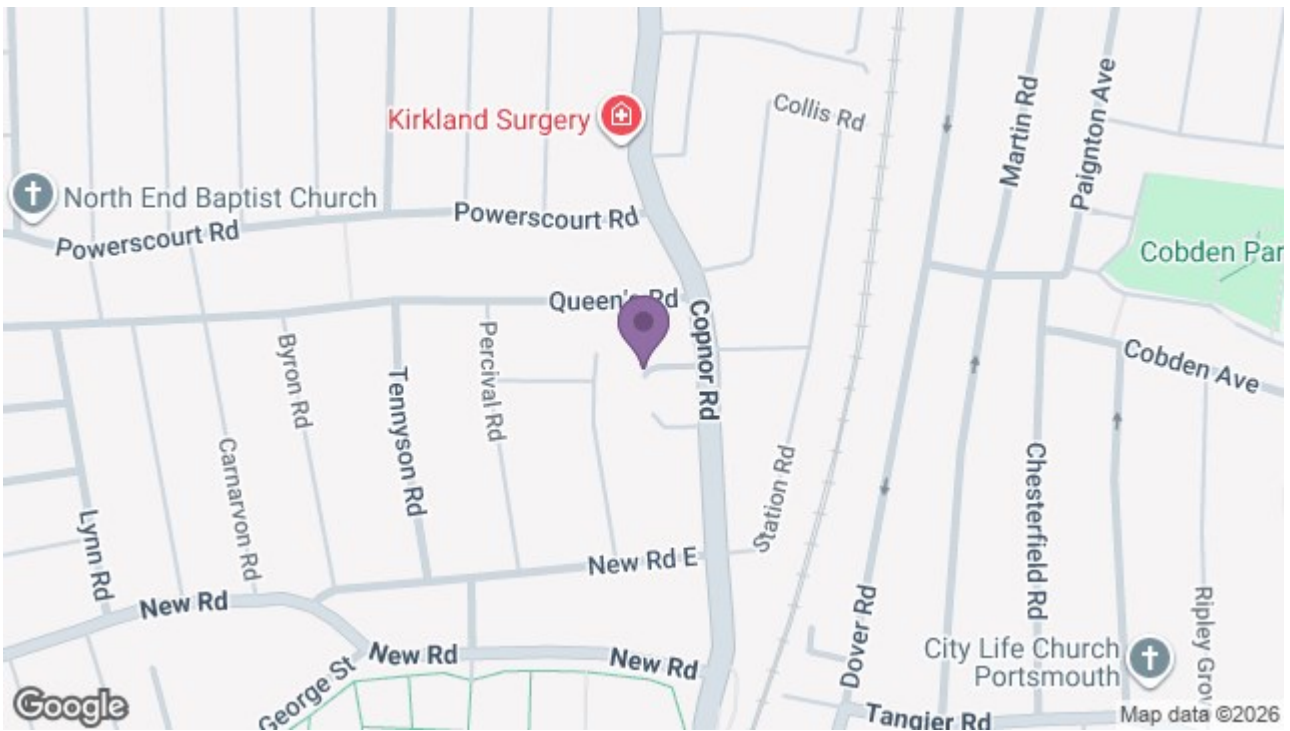
GROUND FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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