

£2,100 Per Calendar Month

Orkney Road, Portsmouth PO6 3UE



HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ DRIVEWAY & DOUBLE GARAGE
- ❖ LARGE LANDSCAPED GARDEN
- ❖ 4 BEDROOMS & 1 SINGLE BEDROOM / STUDY
- ❖ COSHAM LOCATION
- ❖ BUILT IN STORAGE
- ❖ EN-SUITE TO THE MASTER
- ❖ UPSTAIRS FAMILY BATHROOM & DOWNSTAIRS WC
- ❖ TWO RECEPTION ROOMS
- LARGE KITCHEN & UTILITY ROOM

Nestled in the desirable area of Cosham, Portsmouth, this impressive detached family home on Orkney Road offers a perfect blend of space and comfort. With four / five well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking room to grow.

Upon entering, you are greeted by two inviting reception rooms, perfect for both relaxation and entertaining guests. The large kitchen, complemented by a convenient utility room, provides ample space for culinary creativity and family gatherings. The layout is thoughtfully designed, with a fifth ground floor bedroom that can easily serve as a study or home office,

catering to the needs of modern living.

The property boasts built-in storage throughout, ensuring that every inch of space is utilised efficiently. A downstairs WC adds to the convenience of this well-appointed home. Outside, the driveway and garage offer secure parking and additional storage options, making this property as practical as it is appealing.

With its prime location in Cosham, residents will enjoy easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This charming home on Orkney Road is not just a place to live; it is a place to create lasting memories. Don't miss the opportunity to make this wonderful 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

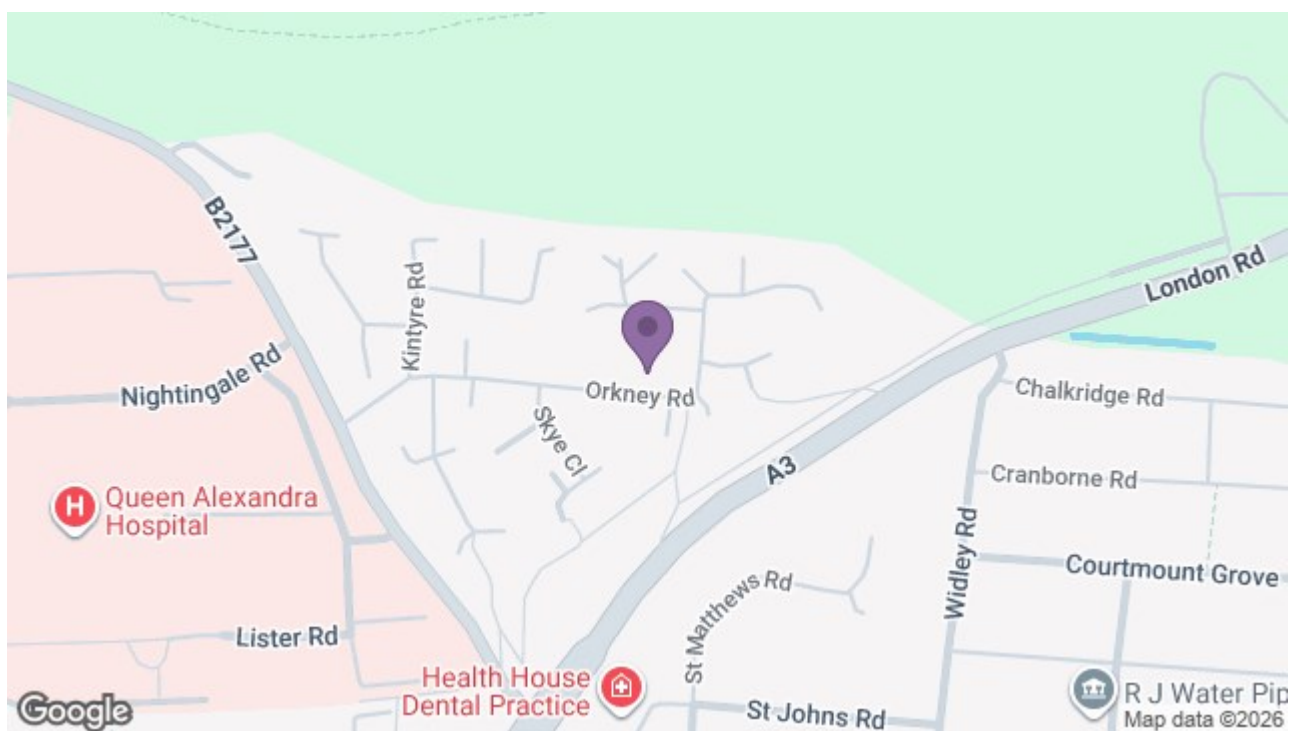
reasonable costs);

- 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	72	83
EU Directive 2002/91/EC		





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