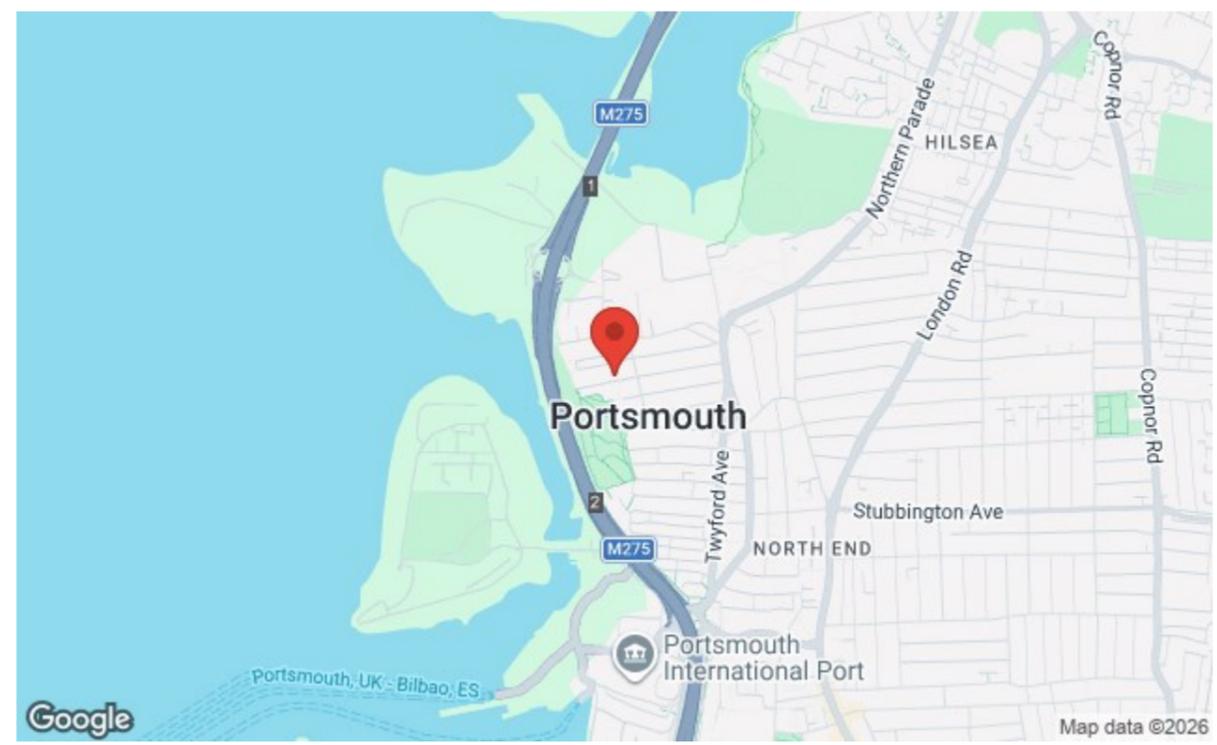


**TO  
LET**

£1,300 Per Calendar Month

Jervis Road, Portsmouth PO2 8PT



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### HIGHLIGHTS

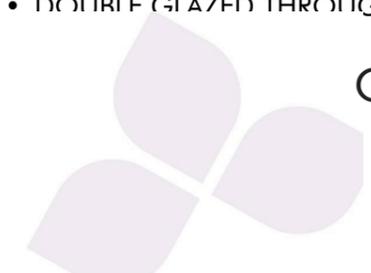
- ❖ TWO BEDROOM TERRACED HOUSE
- ❖ RECENTLY FITTED KITCHEN
- ❖ MODERN DECOR
- ❖ NEUTRAL DECORATION
- ❖ GREY CARPETS
- ❖ UNFURNISHED
- ❖ AVAILABLE NOW
- ❖ TWO DOUBLE BEDROOMS
- ❖ GAS CENTRAL HEATING
- DOUBLE GLAZED THROUGHOUT

Nestled in the charming area of Jervis Road, Portsmouth, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in.

The property is ideally situated in a vibrant community, with local amenities, schools, and parks just a short distance away. Portsmouth's rich maritime history and cultural attractions are also within easy reach, making this location both practical and enjoyable.

The house features two spacious bedrooms, providing a peaceful retreat for rest and rejuvenation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents.

This terraced house is perfect for small families, or those looking to downsize. With its charming features and prime location, it offers a wonderful opportunity to create lasting memories in a lovely home. Do not miss the chance to view this property and experience all it has to offer.



Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

# PROPERTY INFORMATION

## 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.

## 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.

## 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.

## COUNCIL TAX BAND B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	76
(39-54) E	55
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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