

£1,500 PCM

Stratton Close, Portsmouth PO6 3QE

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ WELL PRESENTED
- ❖ THREE BEDROOMS
- ❖ AVAILABLE MAY
- ❖ SEPERATE LIVING ROOM
- ❖ MODERN KITCHEN
- ❖ FULLY FURNISHED
- ❖ LARGE GARDEN
- ❖ CENTRAL LOCATION
- ❖ MINUTES FROM QA
- ❖ CALL NOW ON 02392 728 090

Stunning three bedroom house, located in Stratton Close, Wymering. This lovely home has been finished to a fantastic standard and is modern and bright throughout.

Downstairs the property boasts a large living room with French doors leading to the large rear garden, a modern kitchen, and

a lovely three-piece bathroom.

Upstairs the property compromises of three good sized bedrooms, two of which include built in wardrobes.

The property won't be on the market for long, call now to arrange your viewing!

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





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# PROPERTY INFORMATION

## 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.

## 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

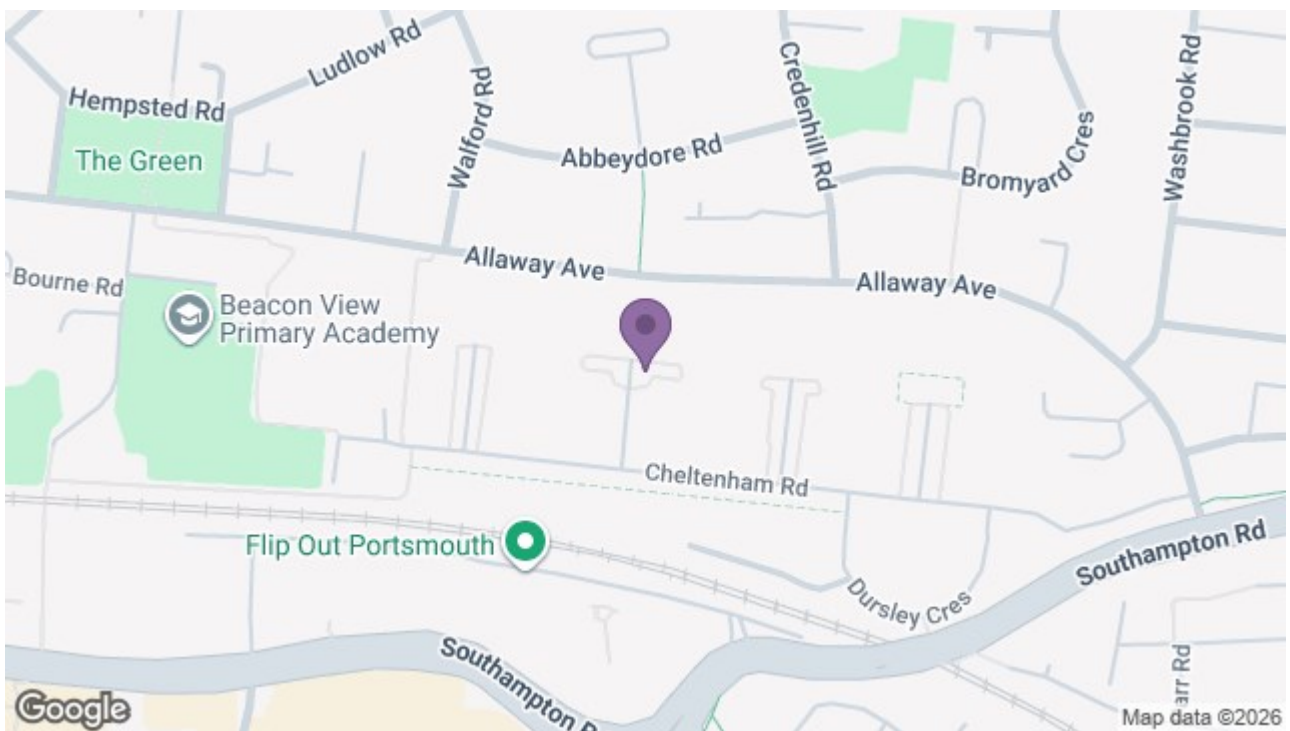
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television),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

## Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		72
(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	





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