

£1,300 Per Month

Byerley Road, Portsmouth PO1 5AY

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM HOUSE
- ❖ PERFECT FAMILY HOME
- ❖ MODERN THROUGHOUT
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ TWO DOUBLE BEDROOMS
- ❖ ONE SINGLE BEDROOM / OFFICE
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ STUNNING CONDITION
- ❖ LEAN TO STORAGE AREA
- AVAILABLE EARLY JULY

Nestled on Byerley Road, this modern mid-terrace house presents an ideal opportunity for families seeking a comfortable and stylish home. Boasting three bedrooms, this property is designed to cater to the needs of contemporary family living.

The house is in immaculate condition, ensuring that you can move in with ease and enjoy your new surroundings from day one. The spacious layout provides ample room for relaxation and entertaining, making it perfect for family gatherings or quiet evenings at home.

Upstairs, you will find a family bathroom that is both functional and inviting, offering a serene space for unwinding after a long day. The low

maintenance rear garden is a delightful feature, providing a private outdoor area for children to play or for hosting summer barbecues with friends and family.

This property is not just a house; it is a perfect family home that combines modern living with convenience. With its excellent location in Portsmouth, you will have access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a thriving community. Don't miss the chance to make this lovely home your own.

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 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

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;

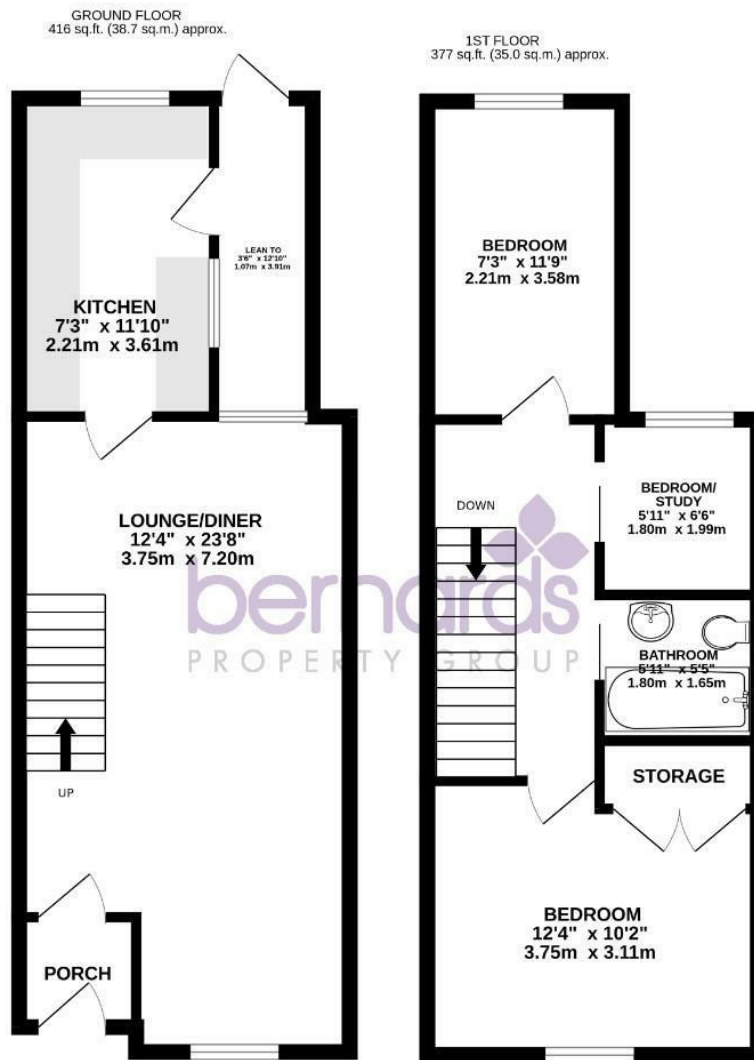
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



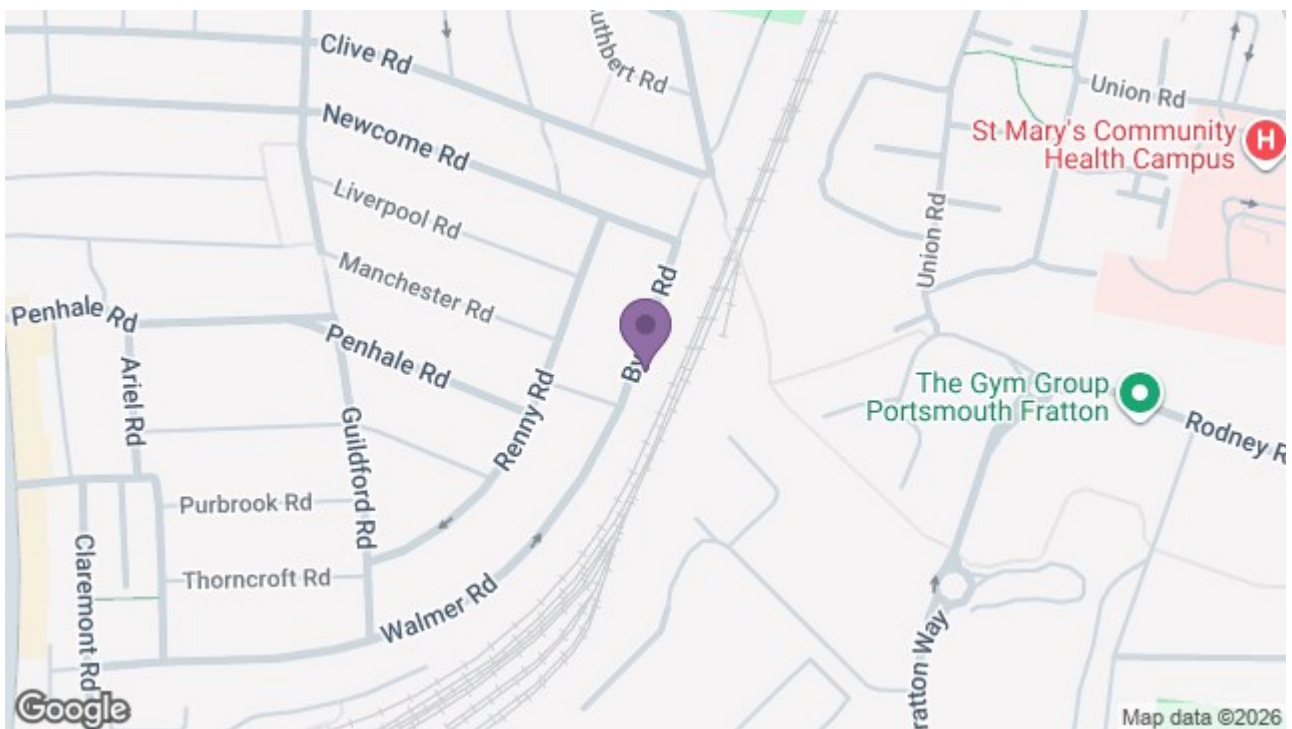
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 793 sq.ft. (73.7 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 is given as to their operability or efficiency can be given.  
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