

£1,300 Per Month

Samuel Road, Portsmouth PO1 5QB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FAMILY HOME
- ❖ MODERN UPSTAIRS BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ SPACIOUS KITCHEN
- ❖ BUILT IN STORAGE
- ❖ ENCLOSED REAR GARDEN
- ❖ AVAILABLE NOW
- ❖ MODERN DECOR
- ❖ EPC RATING C

Nestled on Samuel Road, Portsmouth, this two-bedroom family home offers a delightful blend of comfort and modern living. As you step inside, you are greeted by two reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The modern kitchen is well-equipped, providing an ideal space for culinary creativity and family meals.

Upstairs, you will find a contemporary bathroom that has been thoughtfully designed to meet the needs of a busy

household. Both bedrooms are generously sized, ensuring ample space for relaxation and rest. Additionally, the property boasts built-in storage, allowing for a tidy and organised living environment.

This home is not only practical but also conveniently located, making it an excellent choice for families or professionals seeking a welcoming community. With its modern amenities and inviting atmosphere, this property is sure to appeal to those looking for a comfortable and stylish place to call 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.

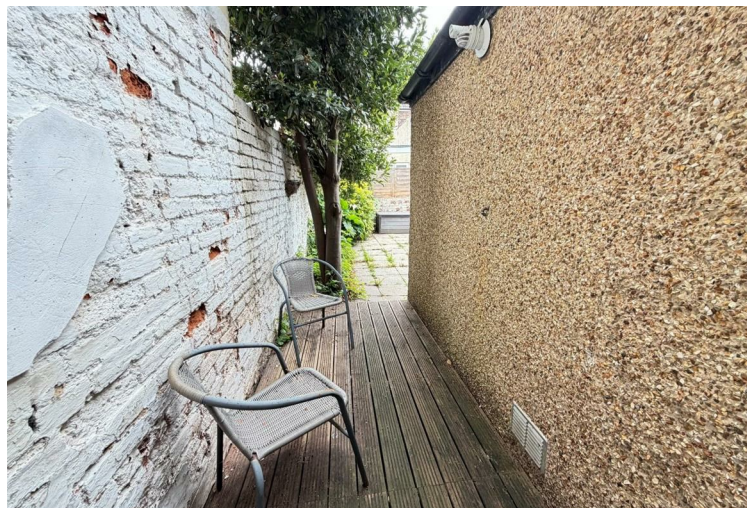
Tenant Fees Act 2019

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:

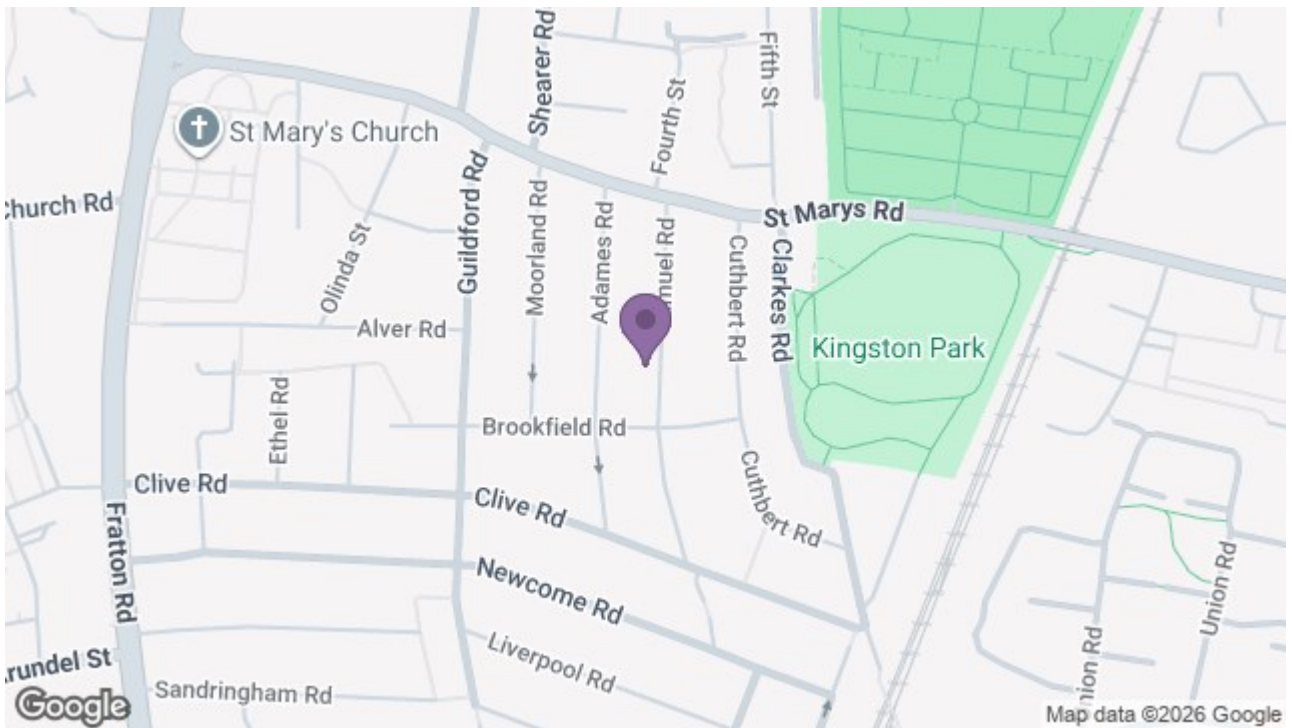
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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		EU Directive 2002/91/EC	





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