

£1,550 Per Month

Tennyson Road, Portsmouth PO2 7RY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ FURNISHED
- ❖ OPEN PLAN KITCHEN / DINER
- ❖ MODERN INTERIOR
- ❖ BUILT IN STORAGE
- ❖ LARGE ENCLOSED REAR GARDEN
- ❖ UPSTAIRS MODERN BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ AVAILABLE EARLY APRIL
- ❖ CALL NOW ON 02392 728 090

Nestled on Tennyson Road in Portsmouth, this delightful terraced house offers a perfect blend of modern living and classic character. This three-bedroom, furnished family home has been meticulously maintained and is presented in stunning condition, making it an ideal choice for those seeking a comfortable and stylish home.

The heart of the home is the open plan kitchen and dining area, which is designed to foster a warm and inviting atmosphere for family gatherings and social occasions. This contemporary space is both functional and aesthetically pleasing, catering to the needs of modern family life.

The property boasts three well-proportioned

bedrooms, providing plenty of room for family members or guests. The upstairs bathroom has been thoughtfully updated, featuring modern fixtures and fittings that enhance the overall appeal of the home.

One of the standout features of this property is the large enclosed rear garden, offering a private outdoor sanctuary.

This terraced house combines comfort and practicality, making it an excellent choice for families or professionals. Tennyson Road is conveniently located, providing easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

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

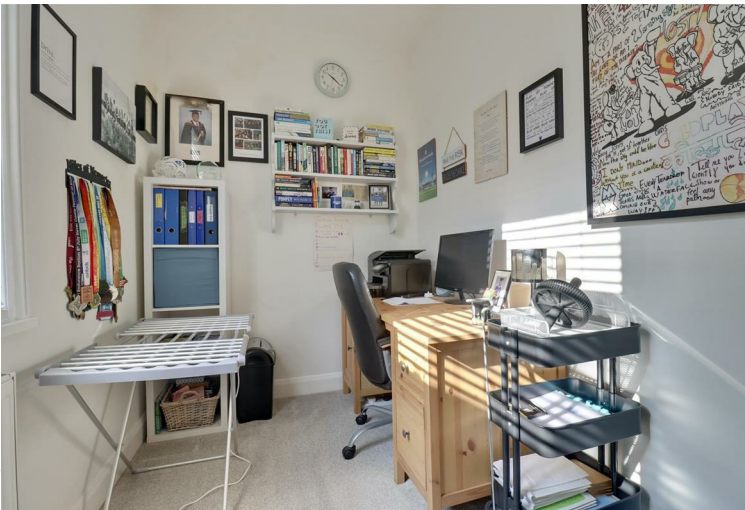
As well as paying the rent, you may also be required to make the following permitted payments.

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.

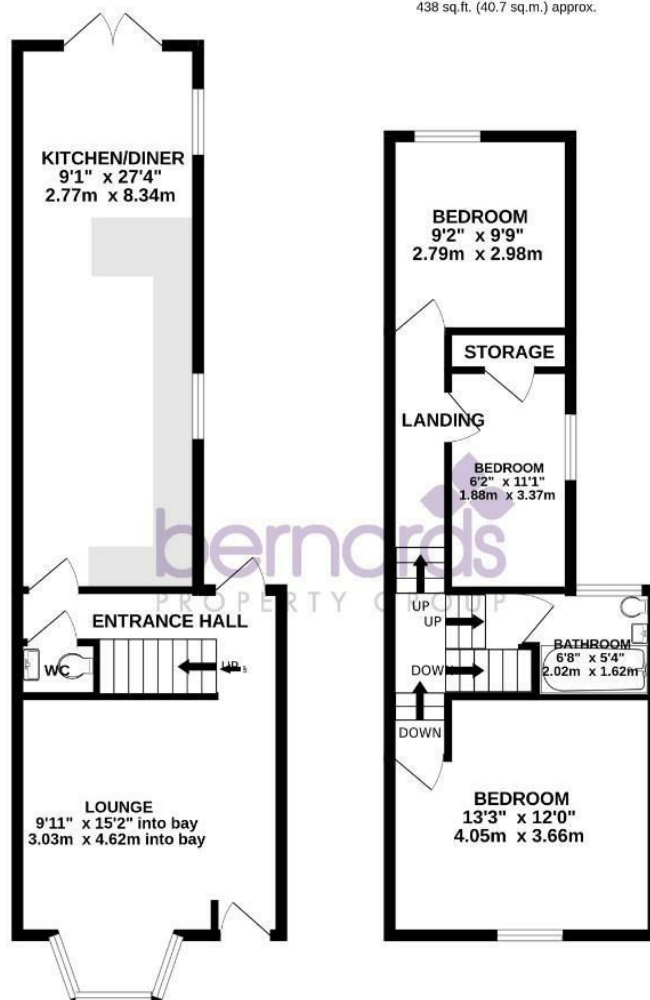


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



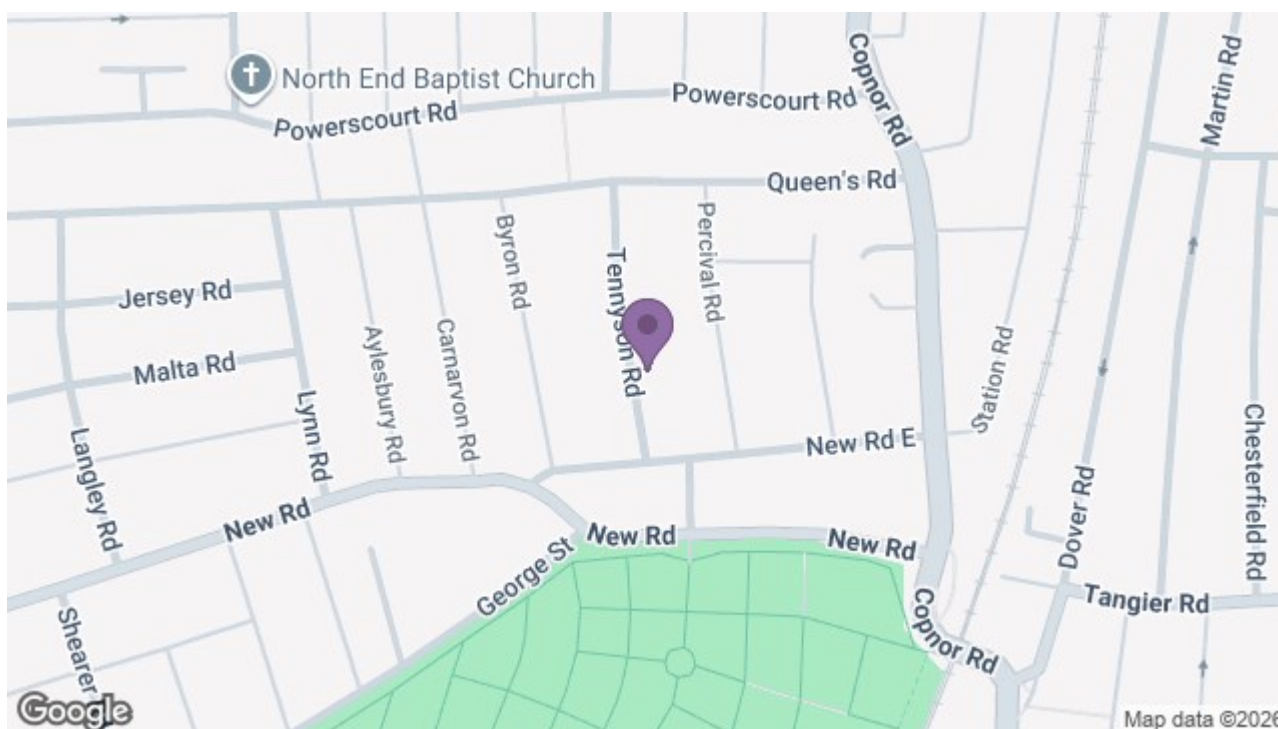
GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.

1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 934 sq.ft. (86.7 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 as to their operability or efficiency can be given.
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