



£1,600 Per Month

Beresford Road, Portsmouth PO2 0BY







- FOUR BEDROOM HOUSE
- SPACIOUS LOFT ROOM
- PRIVATE REAR GARDEN
- MODERN FAMILY KITCHEN/ **BREAKFAST AREA**
 - MODERN TILED BATHROOM
- **AVAILABLE NOW**
- **IDEAL FAMILY HOME**
- GAS CENTRAL HEATING
- **DOUBLE GLAZING** THROUGHOUT

SUBSTANCIAL FOUR BEDROOM the kitchen is the modern, fully tiled FAMILY HOME

New to the rental market is this substantially spacious, terraced home located in the popular location The property is set over three floors. of Beresford Road, North End. This To the first floor are three bedrooms, property would make for the ideal all double in size. Leading onto the family home!

generously sized reception rooms, bedroom, extra reception room or offering the ideal space for a family playroom alike. lounge and separate dining area. You will also find a modern fitted, Offered unfurnished and available benefit of space for a dining table schedule a viewing! and chairs. Leading on to the rear of

family bathroom. The garden to the rear offers an ideal amount space with lawn and pavement area.

third floor is the added benefit of a loft room, deceptively spacious and The ground floor offers two can be flexibly used for either a

white gloss kitchen with the added straight away, call us now to

Call today to arrange a viewing 02392 728090 www.bernardsestates.co.uk





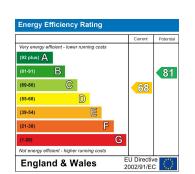


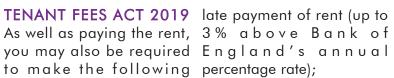
PROPERTY INFORMATION

to make the following percentage rate); permitted payments.

For properties in England, other security devices; the Tenant Fees Act 2019 · Contractual damages in only charge tenants (or agreement; and anyone acting on the · Any other 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 COUNCIL TAX BAND B 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





- · Reasonable costs for replacement of lost keys or
- means that in addition to the event of the tenant's rent, lettings agents can default of a tenancy
- tenant's behalf) the payments under the Tenant following permitted 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.

























