

£1,500 PCM

Shearer Road, Portsmouth PO1 5LW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ END-OF-TERRACE
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ WELL PRESENTED
- ❖ AVAILABLE LATE JULY
- ❖ UNFURNISHED
- ❖ CLOSE TO AMMENITIES
- ❖ SPACIOUS THROUGHOUT
- ❖ A MUST VIEW

We are delighted to welcome to the rental market, this spacious three bedroom end-of-terrace property in the sought after and central location of Shearer Road.

This spacious property is offered unfurnished and will be available to move into late July.

Internally, the ground floor consists of two reception rooms, with the dining area opening into the modern kitchen. The kitchen is finished to a good

standard and has access into the garden and shower room.

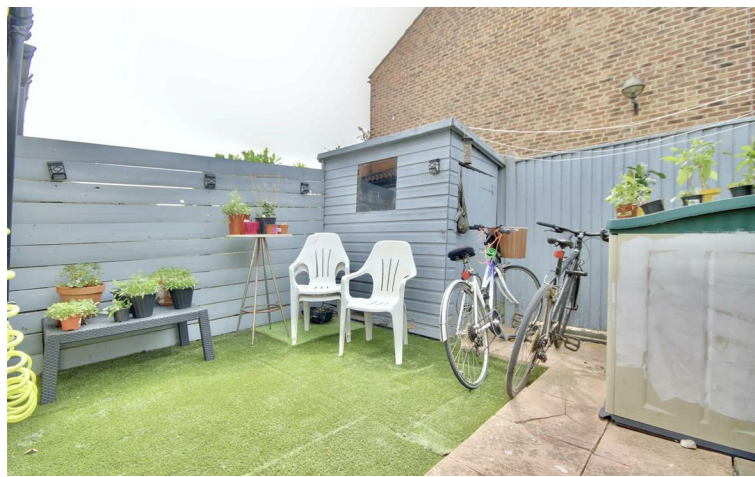
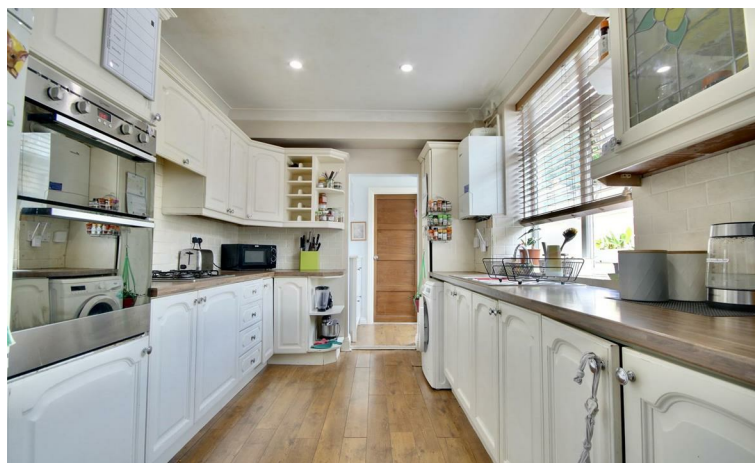
The rear garden is a modern space, with block paving and artificial lawn.

Moving to the first floor, the property has three double bedrooms, with the master bedroom benefitting from a modern ensuite.

We strongly recommend booking an internal viewing to avoid disappointment

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





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



PROPERTY INFORMATION

Council Tax Band B

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.

Tennant Fees

Tenancies entered prior to 01st June 2019 fees still payable:
Renewal £100 plus VAT
Releasing a Reference to new Agent or Landlord £25 plus VAT
Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019
Company Let £500 plus VAT
Change of agreement requested by tenant £50.00 including VAT
Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new

tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.

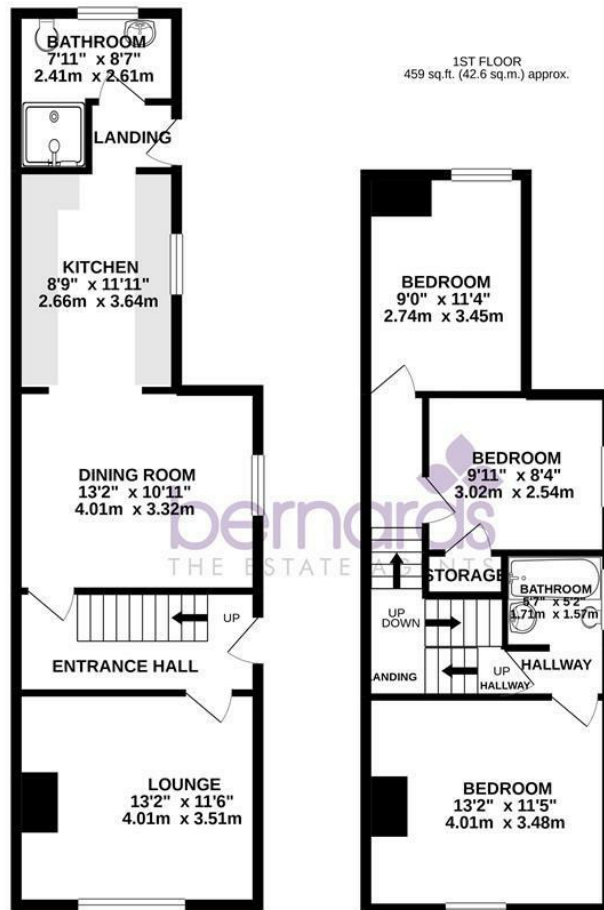
Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



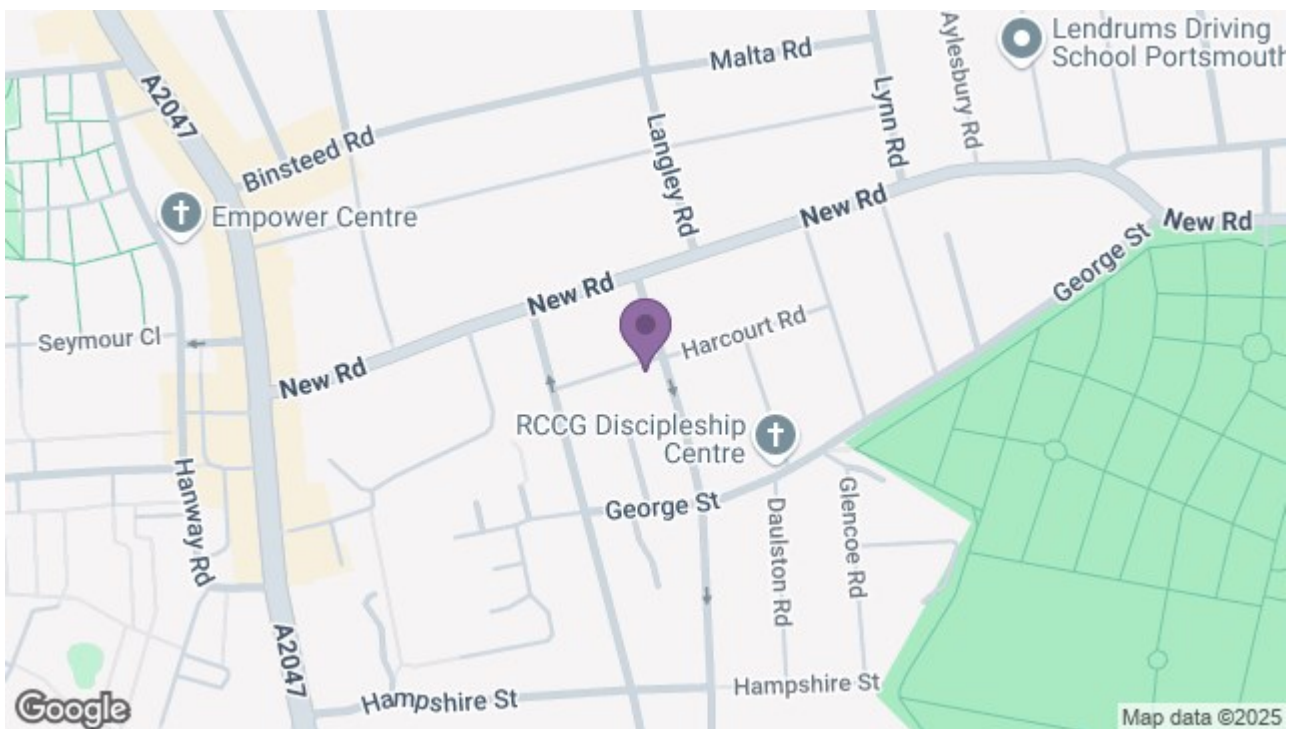
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





TOTAL FLOOR AREA : 999 sq.ft. (92.8 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.
Made with Metropix ©2020



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

