

£1,150 Per Month

Newcome Road, Portsmouth PO1  
5DT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FAMILY HOME
- ❖ TWO RECEPTION ROOMS
- ❖ WHITE GOODS INCLUDED
- ❖ NEUTRAL DECOR
- ❖ ENCLOSED REAR GARDEN
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ AVAILABLE END OF JANUARY
- ❖ FRATTON LOCATION
- ❖ CALL NOW 02392 728 090

Nestled on Newcome Road in the vibrant city of Portsmouth, this charming terraced house presents an excellent opportunity for small families or couples. With two well-proportioned bedrooms, this delightful home offers ample space for comfortable living. The property features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The interior boasts a neutral decor, allowing you to easily personalise the

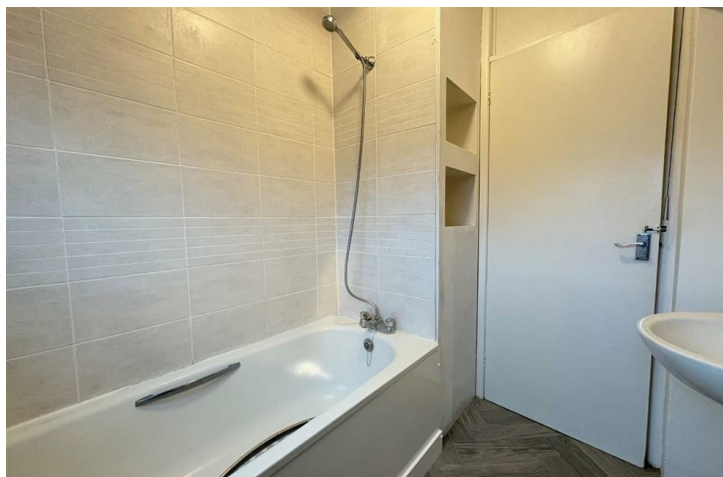
space to suit your taste. The inclusion of essential white goods adds to the convenience, making it easier for you to settle in without the hassle of additional purchases. An upstairs family bathroom provides practicality and privacy, catering to the needs of a modern household.

This lovely two-bedroom family home is ideally situated, offering easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a blend of comfort and convenience. Call now to view on 02392 728 090.

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

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

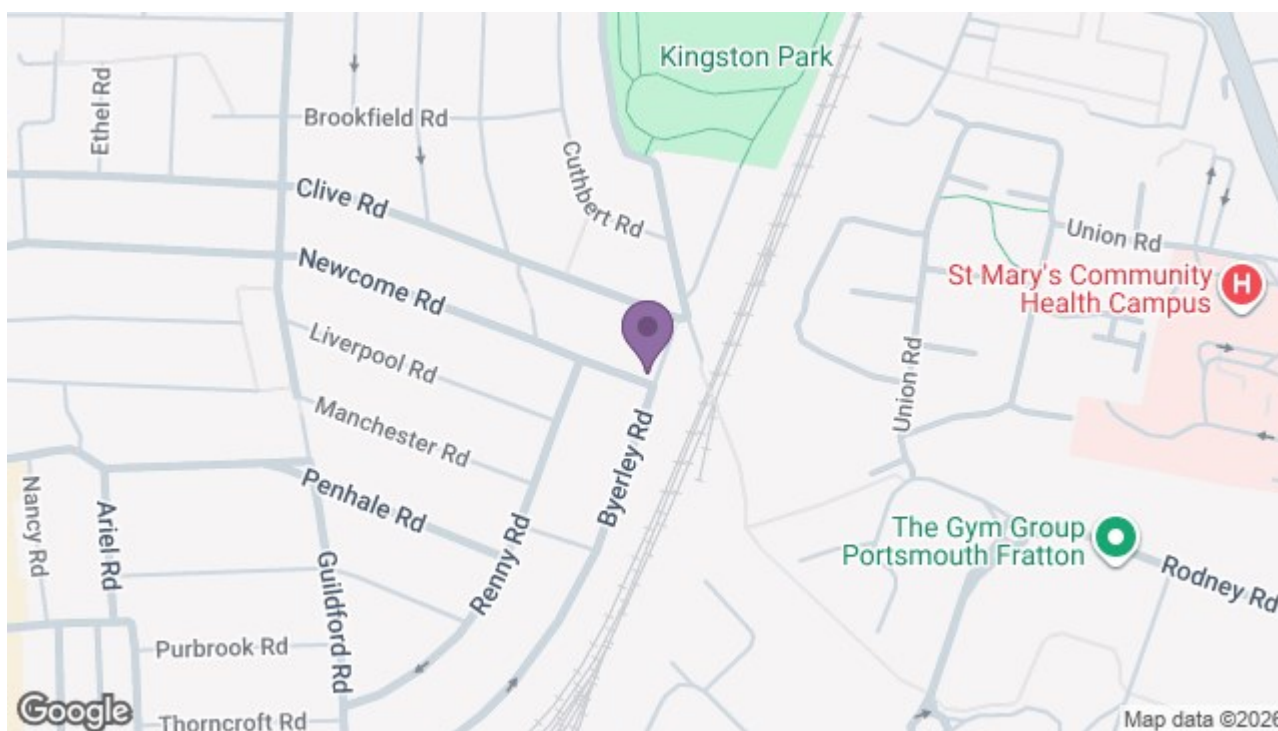
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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		85
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		







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t: 02392 728090

