£1,500 PCM

Linklater Path, Portsmouth PO1 4LY



HIGHLIGHTS

- THREE BEDROOMS
- END OF TERRACE
- WHITE GOODS INCLUDED
- UNFURNISHED
- SOUGHT AFTER AREA
- COUNCIL TAX BAND A
- CLOSE TO LOCAL AMENITIES
- PERFECT FOR FAMILLIES
- SPACIOUYS LAYOUT
- AVAILABLE END OF JANUARY

We are delighted to present to the market this attractive three-bedroom end-of-terrace home, ideally situated in the popular PO1 area.

Located in a sought-after residential location, this property offers an excellent opportunity for families seeking a spacious and comfortable home. The accommodation provides a generous layout, featuring three well-proportioned bedrooms and ample space for family living.

Conveniently positioned close to a range of local amenities, shops and transport links, the property is ideally suited to those looking for both comfort and convenience.

The property will be available from the end of January and is offered to let on an unfurnished basis.

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











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PROPERTY INFORMATION

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 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 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.

Right to Rent

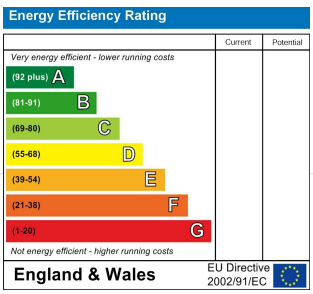
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.











Scan here to see all our properties for sale and rent

GROUND FLOOR
498 sq.ft. (46.2 sq.m.) approx.

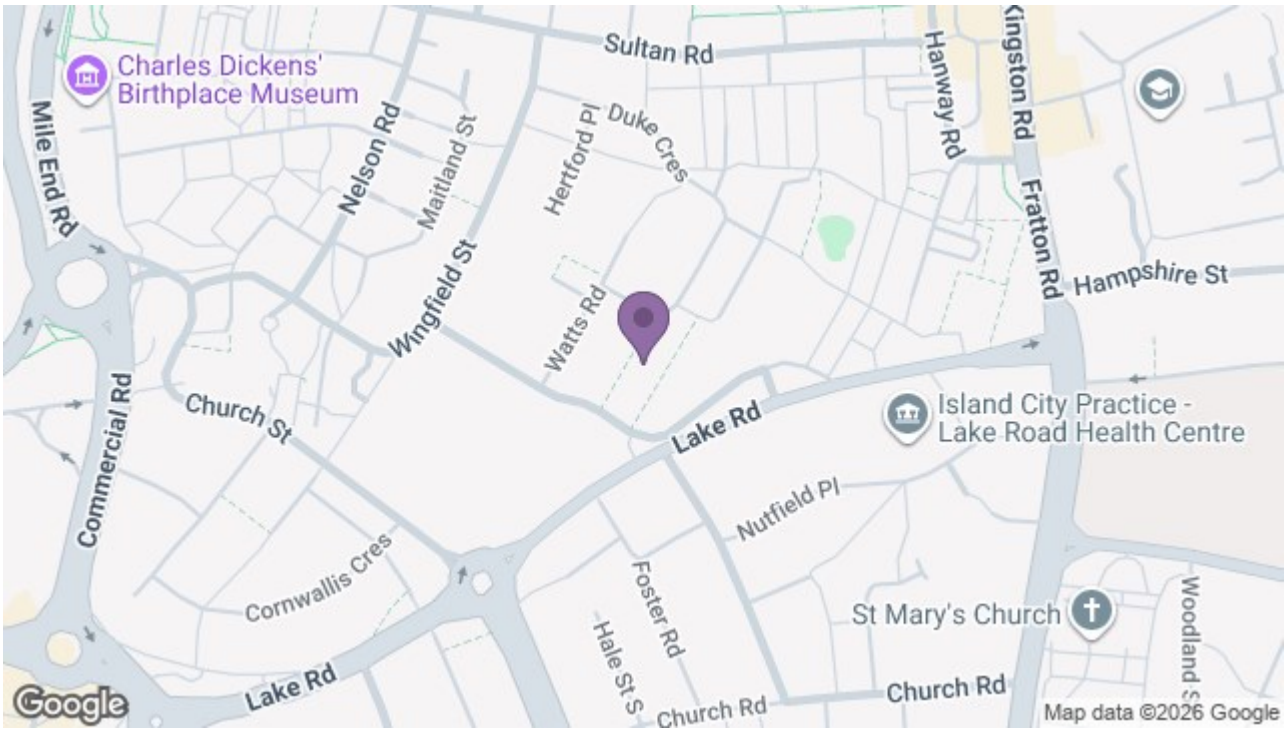
1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



bernards
THE ESTATE AGENTS

TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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