

£1,600 Per Month

Kenyon Road, Portsmouth PO2 0RG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ STUNNING CONDITION
- ❖ OPEN PLAN KITCHEN / DINER
- ❖ DOUBLE GARAGE
- ❖ LEAN TO STORAGE AREA
- ❖ BUILT IN STORAGE
- ❖ MODERN AND STYLISH INTERIOR
- ❖ DOWNSTAIRS WC & UPSTAIRS BATHROOM
- ❖ AVAILABLE FEBRUARY

• CALL NOW ON 02392 728 090

**\*\*DOUBLE GARAGE INCLUDED\*\***

Nestled on the desirable Kenyon Road in Portsmouth, this charming semi-detached house presents an exceptional opportunity for families seeking a comfortable and stylish home, boasting three well-proportioned bedrooms ideal for those looking to settle in a modern Portsmouth property.

The interior is in stunning condition throughout, blending contemporary design with classic charm, and features an impressive open plan kitchen diner that

creates a spacious, light-filled setting perfect for family gatherings and entertaining.

In addition to generous reception areas, the home offers a contemporary upstairs bathroom with modern fixtures to suit busy family life. The double garage offers ample storage and parking options, adding to the practicality of this delightful residence.

With its prime location and impressive features, this three-bedroom family home on Kenyon Road is a must-see for anyone looking to enjoy the best of Portsmouth living. 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

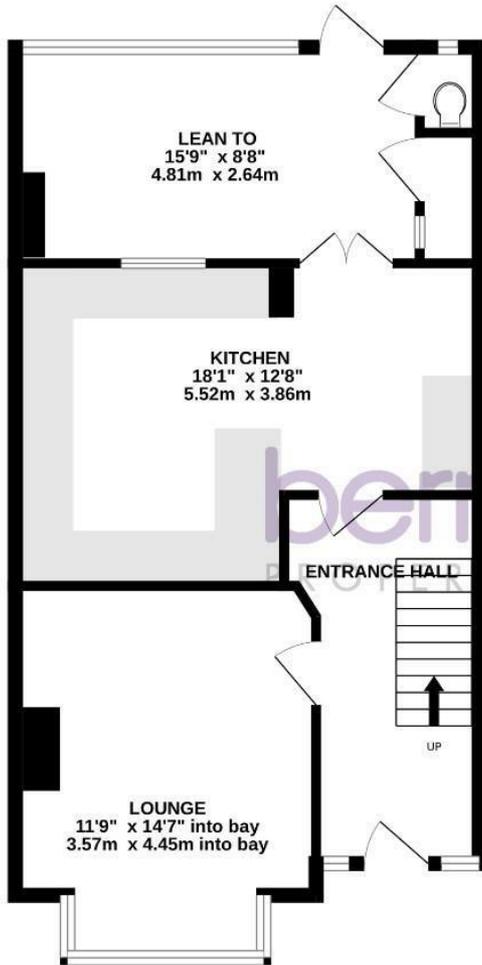
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



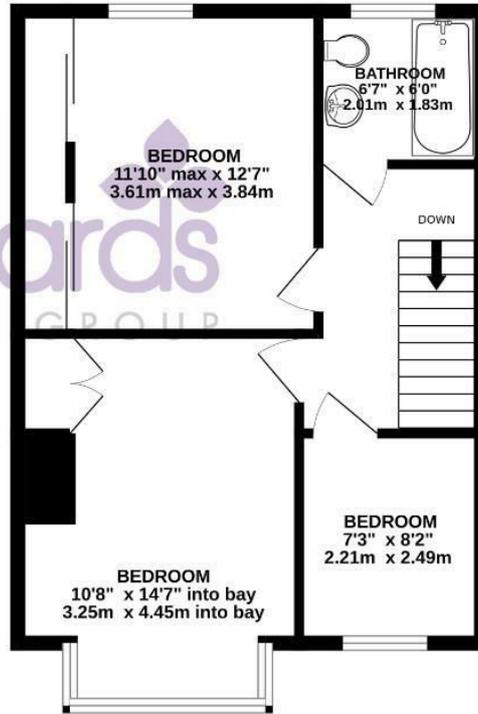
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		84
(39-54)	E	67	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



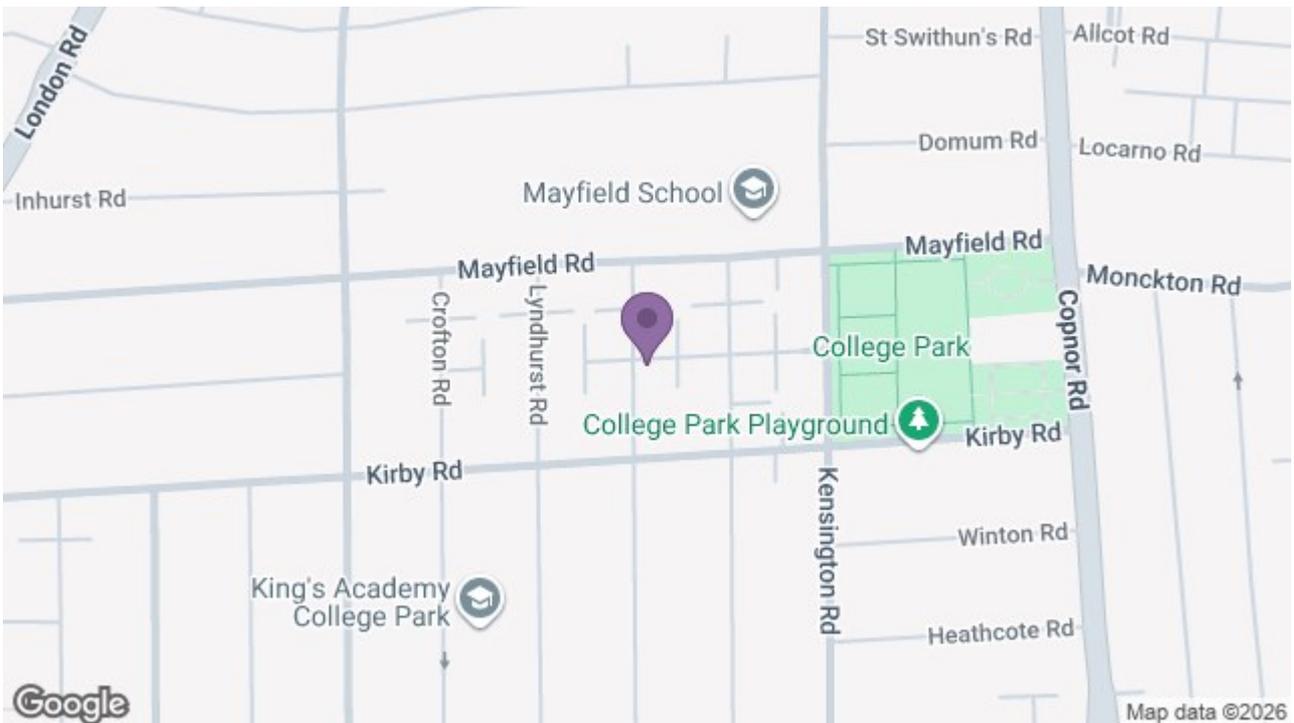
1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.9 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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