

GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.

TO LET

£1,275 Per Calendar Month

Copnor Road, Portsmouth PO3 5AN

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ DRIVEWAY PARKING
- ❖ TWO DOUBLE BEDROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ SPACIOUS LOUNGE
- ❖ DRESSING ROOM
- ❖ GAS CENTRAL HEATING
- ❖ COPNOR LOCATION
- ❖ AVAILABLE JULY
- ❖ UNFURNISHED

****OFF ROAD PARKING****

We are delighted to bring to the market this two bedroom property located in the popular location of Copnor.

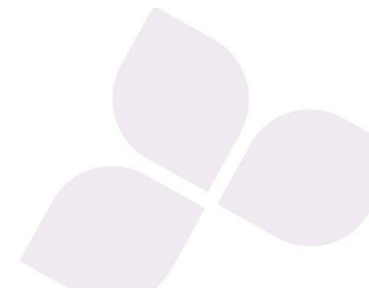
Internally the property is presented very well with a spacious lounge and modern fitted kitchen with wooden work tops. To the first floor you will find two double bedrooms, a family bathroom and a third room that would make for the ideal dressing/ storage room.

This property comes with the added benefit of DRIVEWAY parking. Do not miss the opportunity to view this house situated in a great location!

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



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;

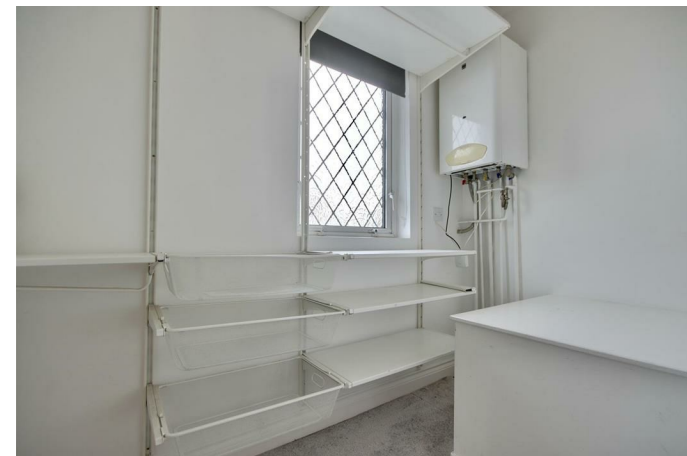
· Contractual damages in the event of the tenant's default of a tenancy agreement; and

· 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.

COUNCIL TAX BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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