£1,325 Per Calendar Month

Agincourt Road, Portsmouth PO2 7AY



HIGHLIGHTS

- THREE BEDROOMS
- FAMILY HOME
- FRESHLY DECORATED
- TWO RECEPTION ROOMS
- LARGE ROOMS
- SPACIOUS LAYOUT
- ENCLOSED REAR GARDEN
- AVAILABLE NOW
- CALL 02392 728 090
- NEUTRAL DECOR

Nestled on Agincourt Road in the city of Portsmouth, this spacious three-bedroom house is an ideal family home. Recently decorated, the property boasts a fresh and inviting atmosphere, making it ready for you to move in without delay.

Upon entering, you will find two generously sized reception rooms that offer ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a lively dining space.

The three bedrooms provide comfortable accommodation, perfect for families or those seeking extra space for guests or a home office. Each room is designed to maximise natural light, creating a warm and welcoming environment.

The property also features an enclosed rear garden, providing a private outdoor space for children to play or for you to enjoy a quiet moment in the fresh air. This garden is a wonderful addition, enhancing the overall appeal of the home.

With its prime location and thoughtful layout, this house is available now and presents an excellent opportunity for those looking to settle in Portsmouth. Don't miss the chance to make this delightful property your new home.

Call today to arrange a viewing
02392 728090
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:

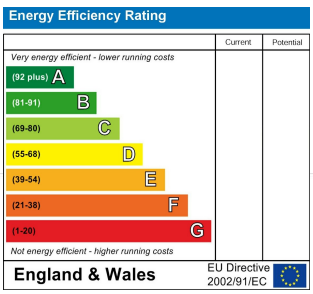
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.



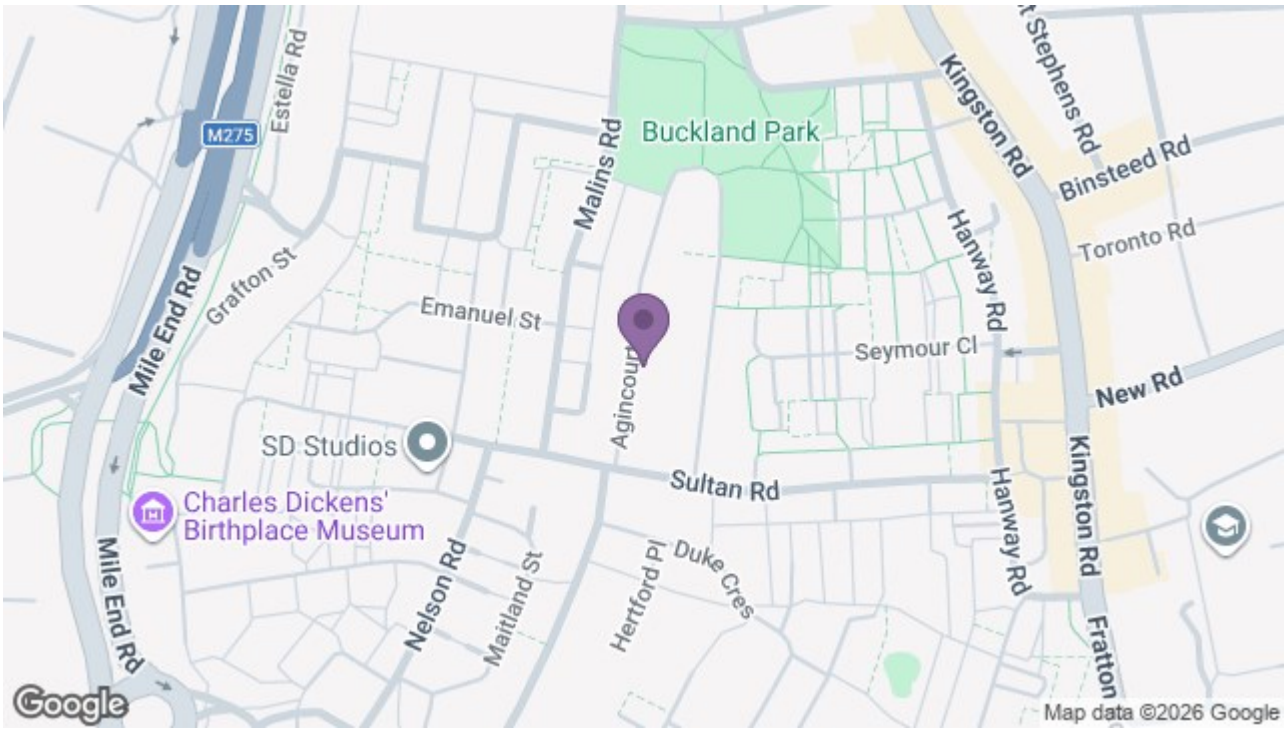








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