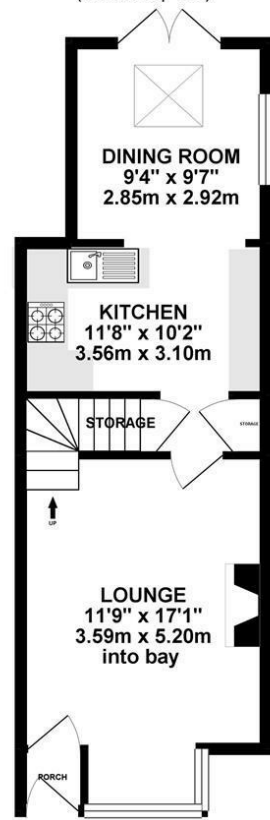
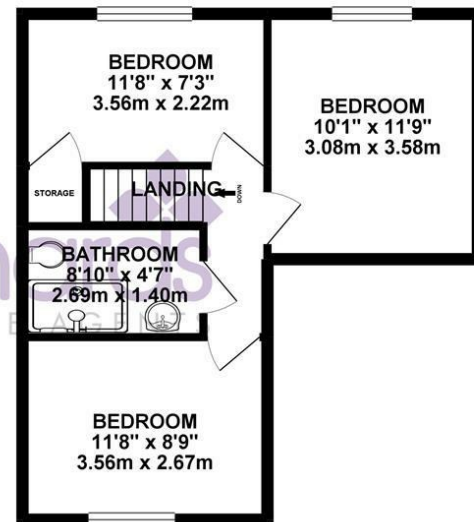


GROUND FLOOR 400.69 sq. ft.
(37.23 sq. m.)



1ST FLOOR 404.10 sq. ft.
(37.54 sq. m.)



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THE ESTATE AGENTS

TOTAL FLOOR AREA : 804.79 sq. ft. (74.77 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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TO
LET

£1,000 PCM
Lidiard Gardens, Southsea

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Bernards are delighted to present this well presented three bedroom house in the sought after area of Eastney.

The property boasts a large living room with new flooring and neutrally painted walls. This leads through to the fitted kitchen and a dining area. Upstairs you will find two double bedrooms and a good sized third bedroom. There is

also a fair sized shower room.

Further benefits include a parking for one car. The property is located only minutes from Bransbury park and Eastney beach.

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PROPERTY DETAILS

TENANT FEES 2019

Tenancies entered prior to 01st June 2019 fees still payable:

Renewal £100 plus VAT

Releasing a Reference to new Agent or Landlord £25 plus VAT

Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019

Company Let £500 plus VAT

Change of agreement requested by tenant £50.00 including VAT

Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.

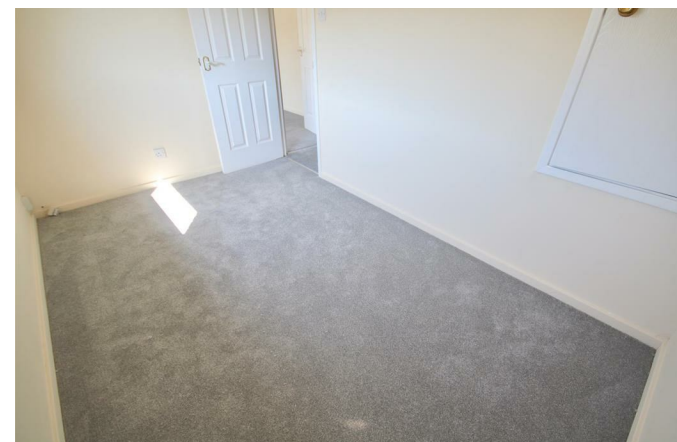
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.

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.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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