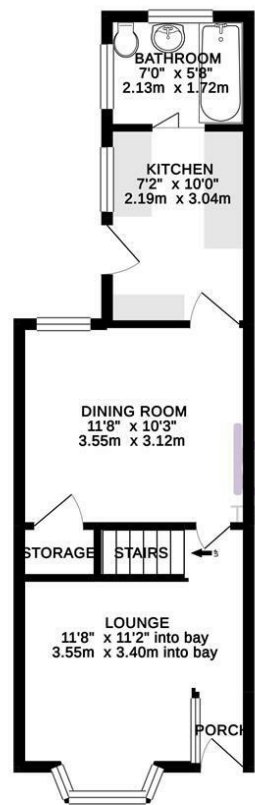
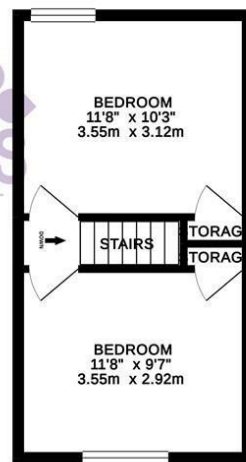


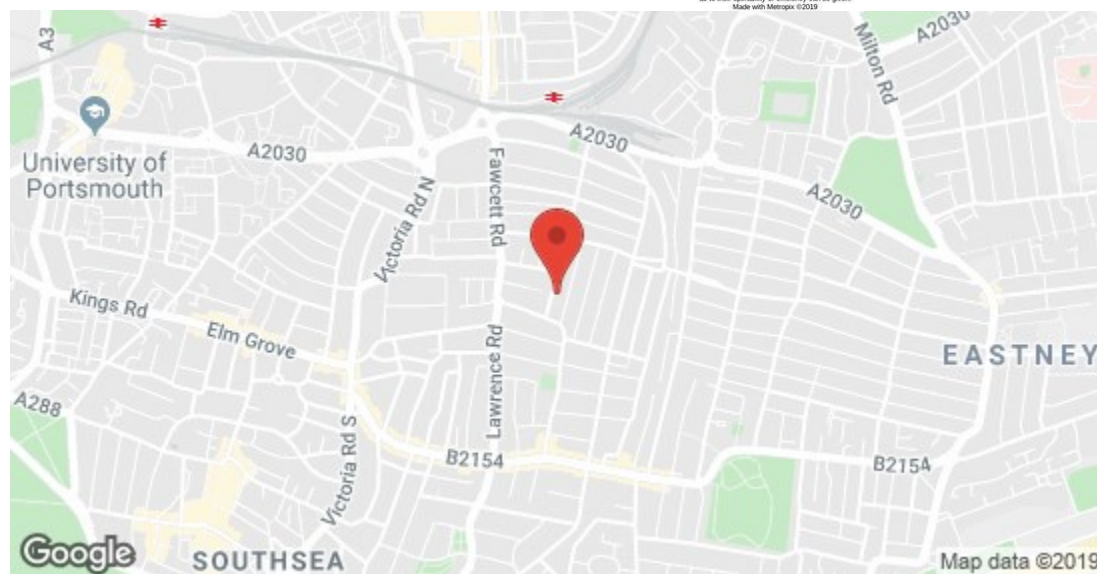
GROUND FLOOR 381 sq. ft.
(35.4 sq. m.)



1ST FLOOR 262 sq. ft.
(24.3 sq. m.)



TOTAL FLOOR AREA: 643 sq. ft. (59.7 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 the operability or efficiency can be given.
Made with Metropix 10/2019



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TO
LET

£800 PCM
Talbot Road, Southsea

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Bernards are delighted to be welcoming to the market this modern and renovated, two bedroom mid-terrace home.

Available now and offered unfurnished, this property is ready to move into. Entering the property, you have a modern lounge with a large window. Moving through, you have an additional reception room, which leads to the kitchen, which is finished to a good standard.

Moving to the rear, you have a modern fitted bathroom, which has a separate w.c.

The property's garden is east facing and low maintenance.

Moving upstairs, you have two double bedrooms both of which have neutrally decorated.

This fantastic property would make a wonderful family home hence we strongly recommend booking an early viewing to avoid disappointment

- TWO BEDROOMS
- NEUTRALLY DECORATED
- DOWNSTAIRS BATHROOM
- EAST FACING GARDEN
- MODERN KITCHEN
- AVAILABLE NOW
- MINUTES FROM LOCAL NURSERY AND SCHOOLS
- FAMILIES WELCOME
- COUNCIL TAX BAND B
- NEW GAS CENTRAL HEATING

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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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