

EVELEGH ROAD

PORTSMOUTH | HAMPSHIRE | PO6 1DJ



MONTHLY RENTAL OF £2,200

We are delighted to for rent, this Four/Five Bedroom Semi-Detached House located on the popular hillslopes of Farlington. This well presented spacious family home offers views of Portsmouth, the Solent and Langstone Harbour to the front and is situated within the catchment area for Solent and Springfield School as well as being close to local amenities. Internally the property comprises entrance porch leading to reception hallway, family/ dining room with Parquet flooring fireplace and feature bay window, living room with built fireplace and curved bay window, downstairs shower room, office/ bedroom five and the modern open plan kitchen/ breakfast room with built in appliances, velux windows and access to the rear garden and utility room. To the first floor is the master bedroom, three further double bedrooms and the modern family bathroom. Externally to front of the property is a driveway for two cars, garage with power and to the rear is the enclosed rear garden laid to lawn on the higher terrace and low maintenance patio area. This well proportioned family home is offered unfurnished & available September. Viewings simply are a must!

- Four/Five Bedroom Semi Detached House
- Open Plan Kitchen/ Breakfast Room, Utility
- Two Bathrooms, Two Receptions Rooms
- Garage, Off Road Parking & Private Garden
- Deposit £2538.46, EPC D & Tax Band E
- Offered Unfurnished & Available September!



What you need to do

1. Pay Holding Deposit – equivalent to one weeks rent.
This will be refunded if your application is unsuccessful unless you have provided false or misleading information in which case it will be retained.
2. Provide I.D. proof of address [see list of acceptable items]
3. Complete `Vouch` application form and follow the instructions/prompts which the system will send you.

What happens next?

1. Vouch will request references and conduct a credit check based on the information you provide
2. Vouch will keep you informed throughout the process.

[Please be aware that it is your responsibility to ensure that any referees e.g. previous Landlords/Agents/Employers are aware of the requirement to provide information on your behalf and a speedy decision will be entirely dependent on the information being provided promptly so you are advised to chase/encourage your referees as appropriate . You may contact Vouch if you have any issues during this process.]

3. The Property can only be held for a maximum of 14 days whilst your application is processed
At the end of this period if the information required has not been received, we are obliged to return your holding deposit and reject your application [unless an extension is agreed otherwise]
4. Once the process is completed you will be advised of the decision.

When can I move in?

5. Once you have been informed that your application to rent has been approved a move in date will be confirmed and you will be required to pay the balance of monies due, i.e the remainder of the security deposit and the initial rental, and to sign the tenancy agreement.

Please refer to our **Guide for Tenants**, for full details of all the above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

