

WAINSCOTT ROAD

SOUTHSEA | HAMPSHIRE | PO4 9NN



MONTHLY RENTAL OF £850

Fry & Kent are pleased to offer for rent this two bedroom mid terraced family home. The property is situated in requested residential location in Southsea, being close to Canoe Lake, the seafront, local schools and amenities. The internal accommodation comprises an entrance hall, living room with feature fireplace, dining room with feature fireplace and under stairs cupboard, kitchen with patio doors leading the garden. To the first floor there is a double bedroom with built in cupboard, small double bedroom and family bathroom. To the exterior there is a low maintenance rear garden. The property has recently been redecorated throughout with new carpets. Offered unfurnished and available Now!

- Two Bedroom Terraced House
- Living Room & Dining Room
- Double Bedroom & Small Double Single
- Redecorated Throughout & New Carpets
- Requested Residential Location
- Offered Unfurnished & Available Now!

FRY & KENT

What you need to do

Once your offer has been accepted, subject to our criteria and landlords consent, you (and your guarantor, if applicable) need to:

- Pay the fees as listed below
- Complete and sign the application forms
- Provide photo and address ID – we must see the original documents, however, if you are unable to attend our offices, we will accept certified copies. Further details are available on request.

What you need to pay

Application and Administration fees.

Before your application can be processed, you and any co applicants (and any guarantors, if applicable), are required to make a payment of the appropriate fees as follows:

Reference Application Fee = £100.00 + VAT per tenant / guarantor

Tenancy Documentation Fee = £150.00 + VAT per property

(i.e. property with two tenants = 1 x £150.00 + 2 x £100.00 + VAT @ 20% = £420.00)

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

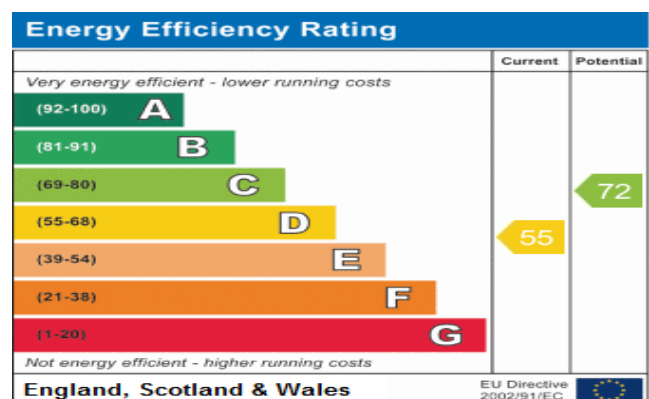
You also must provide one item from each of the lists below:

ID

- Current valid (signed) full UK passport
- Current valid (signed) overseas passport
- Current valid EEA member state ID card
- Current residency permit issued by the Home Office
- Current full UK driving licence
- Current UK / EU photocard driving licence
- Current firearms / shotgun licence
- Current state pension book / notification letter
- Current benefits agency book / letter
- Sub-contractors certificate
- Current years inland revenue tax code notification
- Student identification / matriculation card (from a recognised University or College) – must be valid for current academic year
- UK armed forces ID card
- Police warrant card
- Birth certificate

PROOF OF ADDRESS

- Mortgage statement or mortgage redemption statement
- Recent utility bill – gas, electricity, water, telephone (not mobile phone)
- Council tax bill
- Current full UK driving licence (paper document)
- Current UK / EU photocard driving licence
- House or motor insurance certificate
- Current state pension book / notification letter
- Current benefits agency book / letter
- Current local authority rent card
- Rent book or tenancy agreement
- Bank / building society / credit union statement or passbook
- Solicitor letter confirming completion of house purchase or land registration
- Letter from employer on headed paper (signed & dated)



Southsea Sales & Lettings
7/9 Stanley Street,
Southsea PO5 2DS
Sales Tel – 023 9281 5221
Lettings Tel – 023 9282 2400

Property Management
12 Marmion Road,
Southsea PO5 2BA
Tel - 023 9282 2300

Old Portsmouth Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth PO1 2JD
Sales Tel - 023 9235 5366
Lettings Tel – 023 9282 2400

Drayton Sales & Lettings
139 Havant Road,
Drayton PO6 2AA
Sales Tel – 023 9221 0101
Lettings Tel – 023 9282 2400

Waterlooville Sales & Lettings
75B London Road,
Waterlooville PO7 7EL
Sales Tel – 023 92 297 788
Lettings Tel – 023 9282 2400

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Cashel House, 15 Thayer Street,
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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.