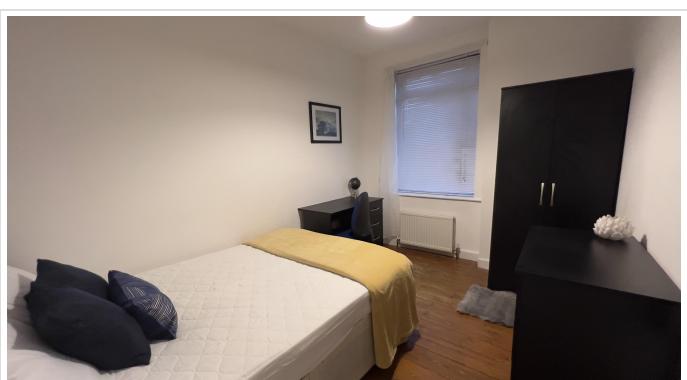
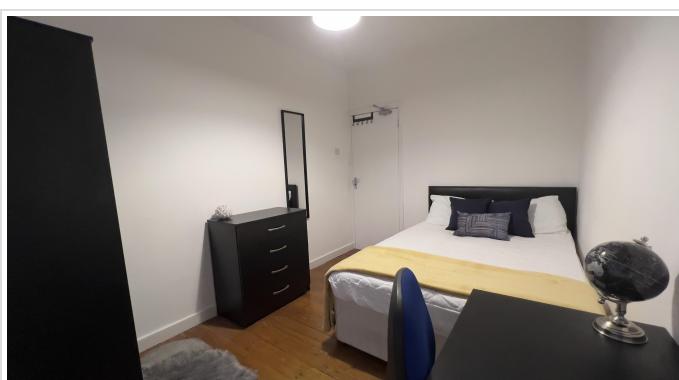
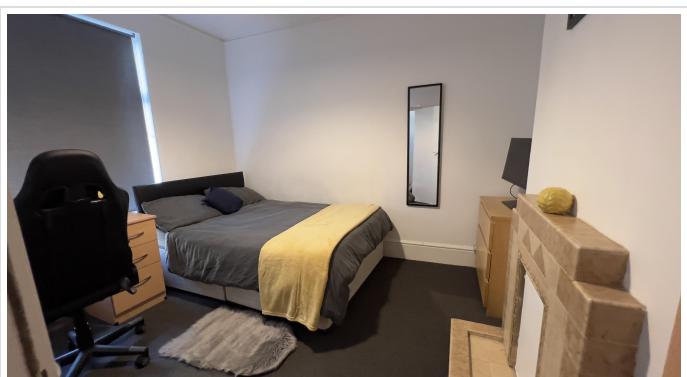


## 5 Bed Terraced In Baileys Road , Southsea, PO5 1EA

£2,300 Monthly



# SHORT DESCRIPTION

Property Ref: 16117 Looking for a group of 5 students to rent this house on the most popular road for University students - Baileys Road. Ideally located near Main University site taking no longer than 5-10minutes walk. The house has been fully furnished and decorated throughout with carpeting. House offers 5 double bedrooms, each with a double bed, a double wardrobe, large draw unit, a study desk with an office chair plus extra shelving and built - in storage space within bedrooms. New fully fitted full bathroom with an overhead shower and an additional separate WC room. A spacious communal lounge with 2 large sofa suites and a coffee table A complete fully fitted kitchen with all the main appliances provided. House has Superfast Fibre broadband by Virgin media with additional boosters. Gas central heating throughout property Double glazing throughout house. Spacious rear garden House each year is offered to students normally with all bills included - if prefer to have bills included it shall be £2575 per month for the whole house. Minimum tenancy period is 11 months. All viewings will be carried out by the landlord on any Wednesdays or Weekends. Property Type: Terraced Full Renting price: £2300.00 Pricing Options: Fixed Price Tenure: 11 month Council tax band: B EPC rating: D Measurement: 1334.72 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Central Heating -----

5  
Bed Room(s)

1  
Bath Room(s)

1  
Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

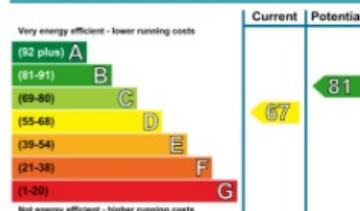
### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,742		
Over 3 years you could save	£ 594		
Estimated energy costs of this home			
Lighting	Current costs	Potential costs	Potential future savings
£ 222 over 3 years	£ 222 over 3 years		
Heating	£ 2,196 over 3 years	£ 1,710 over 3 years	
Hot Water	£ 324 over 3 years	£ 216 over 3 years	
Totals	£ 2,742	£ 2,148	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 225
2 Floor insulation (suspended floor)	£800 - £1,200	£ 144
3 Heating controls (programmer and TRVs)	£350 - £450	£ 114

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