

£2,795 Per Calendar Month

Sumar Close, Fareham PO14 2EH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ FOUR DOUBLE BEDROOMS
- ❖ DOUBLE GARAGE
- ❖ OUTHOUSE
- ❖ DRIVEWAY FOR MULTIPLE CARS
- ❖ DOWNSTAIRS W.C
- ❖ REAR AND FRONT GARDEN
- ❖ SPACIOUS THROUGHOUT
- ❖ DESIRABLE LOCATION
- ❖ STORAGE THROUGHOUT

A spacious and well-presented four double bedroom detached home, available now. This property offers generous living space throughout, making it ideal for families or professional sharers seeking comfort and flexibility.

The ground floor features a bright and airy lounge/diner, a large kitchen/diner with plenty of space for everyday living and entertaining, and a convenient downstairs W/C. Upstairs, you'll find four

well-proportioned double bedrooms along with a family bathroom.

Outside, the property boasts a private rear garden, perfect for relaxing or socialising, as well as a double garage and driveway for multiple cars. An additional outhouse offers versatile space for a home office, gym, or workshop.

Available now, this detached home combines practical features with a welcoming layout in a desirable location.

Call today to arrange a viewing

02392 553 636

www.bernardsea.co.uk





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PROPERTY INFORMATION

TENANT FEES

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

RIGHT TO RENT

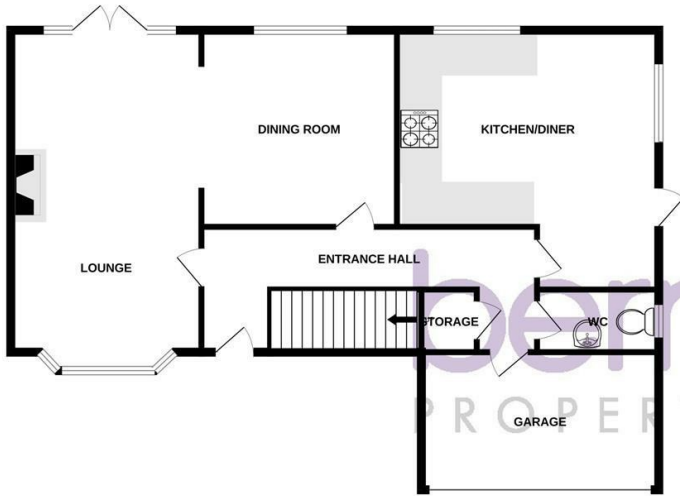
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



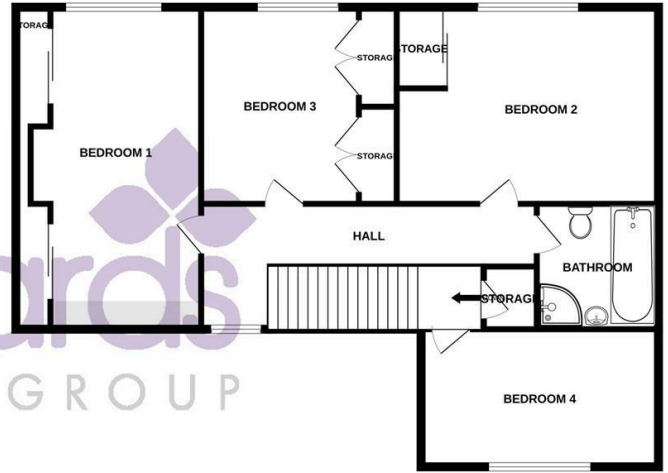
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



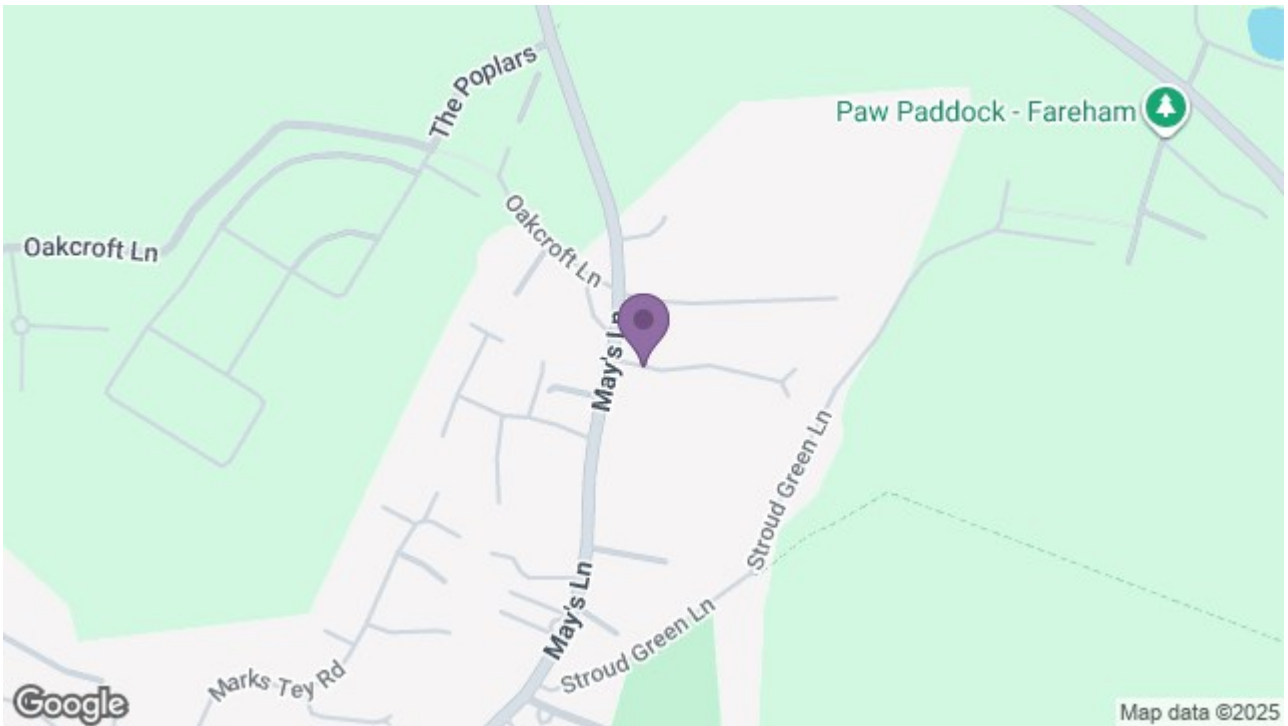
GROUND FLOOR



1ST FLOOR



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 their operability or efficiency can be given.
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