

£1,550 Per Calendar Month

Old Street, Fareham PO14 3HQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE END OF NOVEMBER
- ❖ SPACIOUS REAR GARDEN
- ❖ FOUR PIECE BATHROOM
- ❖ DOWNSTAIRS W/C
- ❖ CONSERVATORY
- ❖ UTILITY ROOM
- ❖ 6 MONTH LET
- ❖ GARAGE & DRIVEWAY
- ❖ SEPARATE KITCHEN
- ❖ LOUNGE/DINER

6 MONTH LET This attractive three-bedroom detached house offers a wonderful blend of space, comfort, and modern living. Situated in a desirable residential area, the property provides excellent access to local amenities, schools, and transport links, making it an ideal family home.

On the ground floor, the property features a welcoming entrance hallway leading to a spacious open-plan lounge and dining area. There is a separate spacious kitchen, leading to a utility room and also a lovely conservatory, providing additional living space and overlooking the private rear garden.

Upstairs, there are three well-proportioned bedrooms, offering a comfortable and versatile

living space and the family bathroom includes a four-piece suite with a separate shower and bath.

Externally, the property benefits from a private driveway providing off-road parking, along with a single garage for additional storage. The rear garden is neatly maintained and provides a pleasant outdoor space to enjoy during the warmer months.

This delightful home combines modern style with practical family living. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

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.

COUNCIL TAX

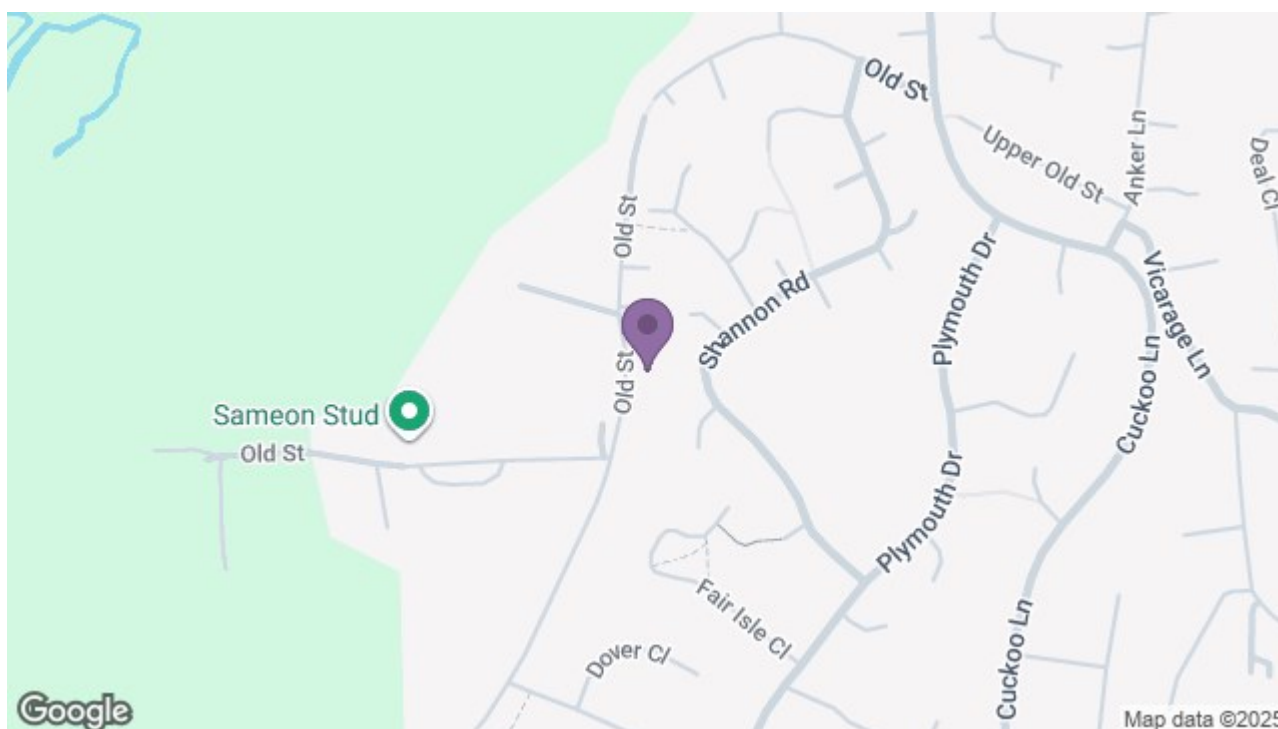
This property is under Fareham Borough Council and is band D

EPC RATING

This property has an energy performance rating of D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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