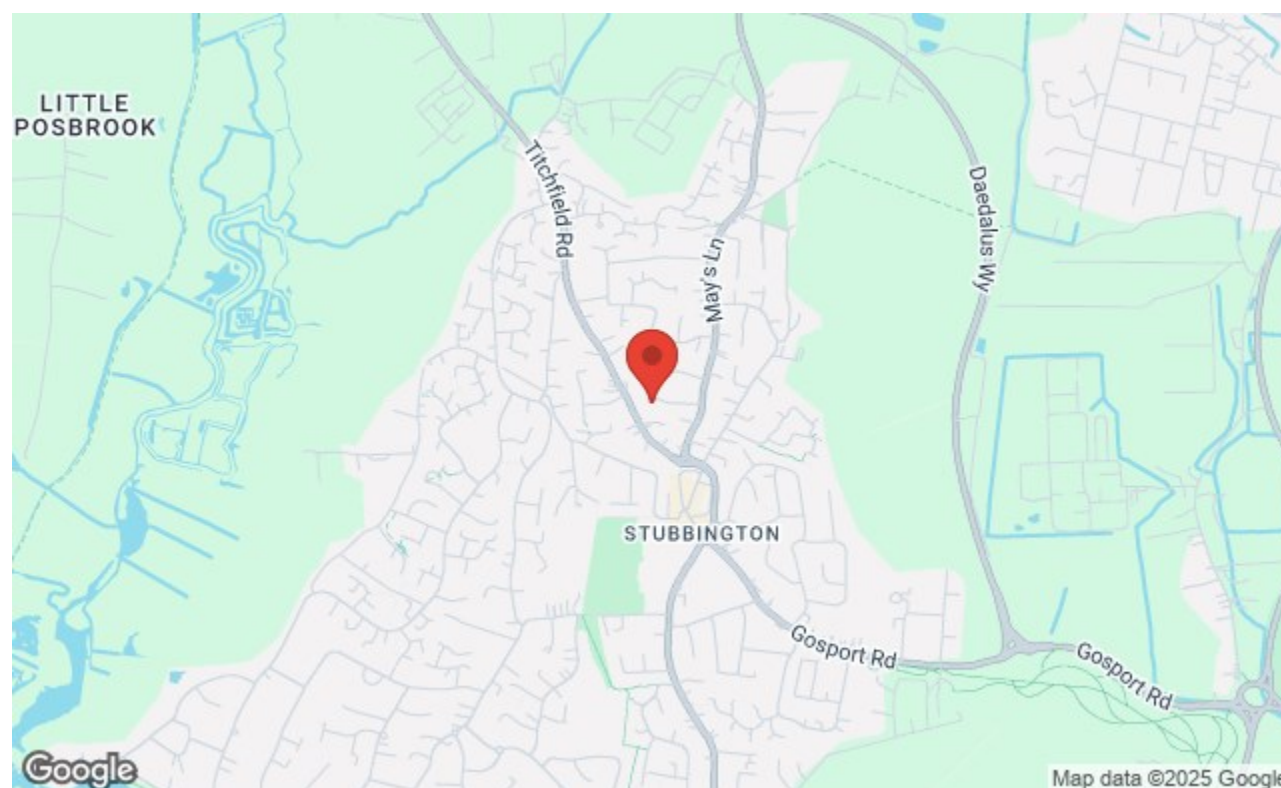




£1,650 Per Calendar Month

Ditton Close, Fareham PO14 2EU

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ REFURBISHED THROUGHOUT
- ❖ BRAND NEW KITCHEN
- ❖ BRAND NEW BATHROOM
- ❖ PARKING FOR 4+ VEHICLES
- ❖ GARAGE WITH POWER
- ❖ SOUTH FACING GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ SOUGHT AFTER AREA
- ❖ UTILITY ROOM

Available Now & Refurbished Throughout: Three Bedroom Semi-Detached Home with a Driveway for 4+ Vehicles, Garage & South Facing Garden!

This property has so much to offer - located in a sought after area of Stubbington and boasting space throughout, this property has been completely refurbished to a high standard.

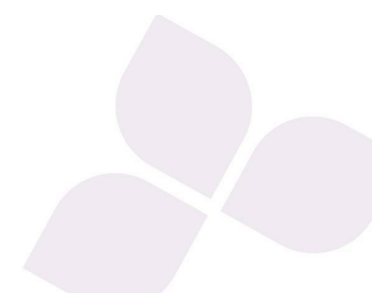
The ground floor comprises of an entrance hall, living room, dining room, separate brand new kitchen

and utility room.

Upstairs you will find a brand new bathroom and three bedrooms with fitted storage in each.

Externally the property has a spacious south facing garden with a portion of it being under shelter, a garage with power and a driveway for multiple vehicles.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



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.

LIVING ROOM

12'9" x 10'6" (3.894 x 3.211)

DINING ROOM

10'3" x 8'10" (3.147 x 2.708)

KITCHEN

10'7" x 7'6" (3.242 x 2.297)

UTILITY ROOM

9'7" x 6'1" (2.936 x 1.860)

BATHROOM

7'10" x 5'6" (2.392 x 1.681)

BEDROOM ONE

9'7" x 6'9" (2.933 x 2.065)

BEDROOM TWO

9'3" x 8'10" (2.832 x 2.693)

BEDROOM THREE

13'0" x 10'0" (3.968 x 3.055)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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