

£1,700 Per Calendar Month

Frogmore, Fareham PO14 3AU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE MARCH
- ❖ FOUR BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS W/C
- ❖ OPEN PLANNED LOUNGE/DINER
- ❖ SEPARATE KITCHEN
- ❖ CONSERVATORY
- ❖ WRAP AROUND GARDEN
- ❖ DRIVEWAY
- ❖ GARAGE

Available from March, this well maintained four bedroom semi-detached home is situated in the popular area of Frogmore, Fareham, offering generous living space and excellent outdoor accommodation.

The property benefits from a driveway providing off-road parking for two vehicles and a garage with power, ideal for storage or workshop use. Inside, the ground floor comprises a fitted kitchen, a spacious lounge/diner with ample room for both living and dining furniture, a bright conservatory overlooking the garden, and a convenient downstairs WC.

Upstairs, the property offers four well-proportioned bedrooms and a modern shower room.

Externally, the home boasts a wrap-around garden, providing plenty of outdoor space for families or those who enjoy entertaining.

Located close to local amenities, schools, and transport links, this property is ideal for families or professional tenants seeking a spacious home in a desirable area.

Available to let from March. Early viewing is recommended.

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.

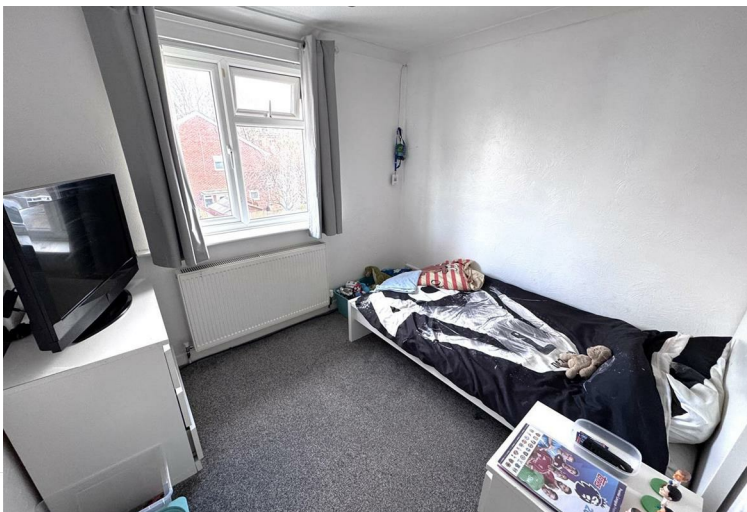
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

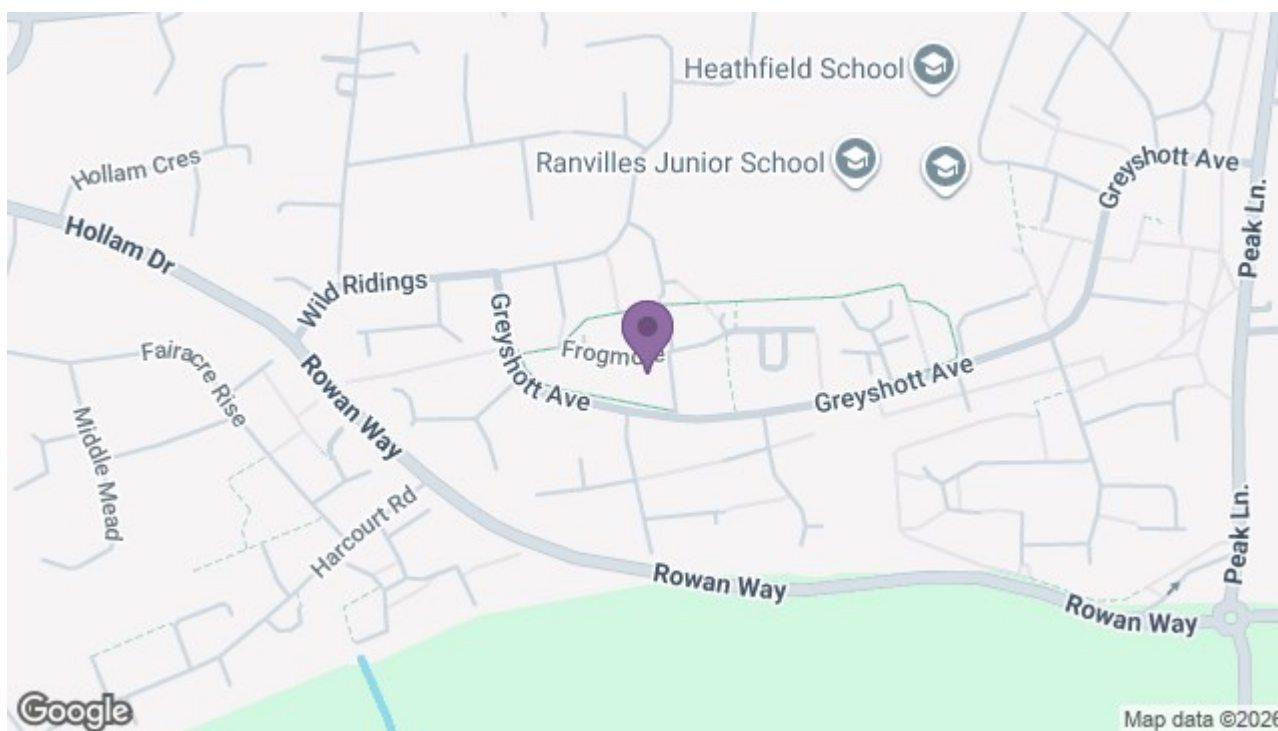
RIGHT TO RENT

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		83
(81-91) B		
(69-80) C		66
(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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