



Offers In Excess Of £500,000

Caer Peris View, Fareham PO16 8QL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ REQUESTED LOCATION
- ❖ FOUR BEDROOMS
- ❖ GARAGE & PARKING
- ❖ LARGE LIVING ROOM
- ❖ MODERN KITCHEN
- ❖ SEPERATE DINING ROOM
- ❖ WELL MAINTAINED GARDEN
- ❖ CLOSE TO MOTORWAY LINKS
- ❖ EPC RATING C
- ❖ A MUST VIEW

We are delighted to welcome to the sales market this beautifully presented four bedroom, detached property in a central location.

This stunning home has been maintained very well and is comprised over two floors and boasts ample space for a family. The property benefits from multiple parking spaces and a garage.

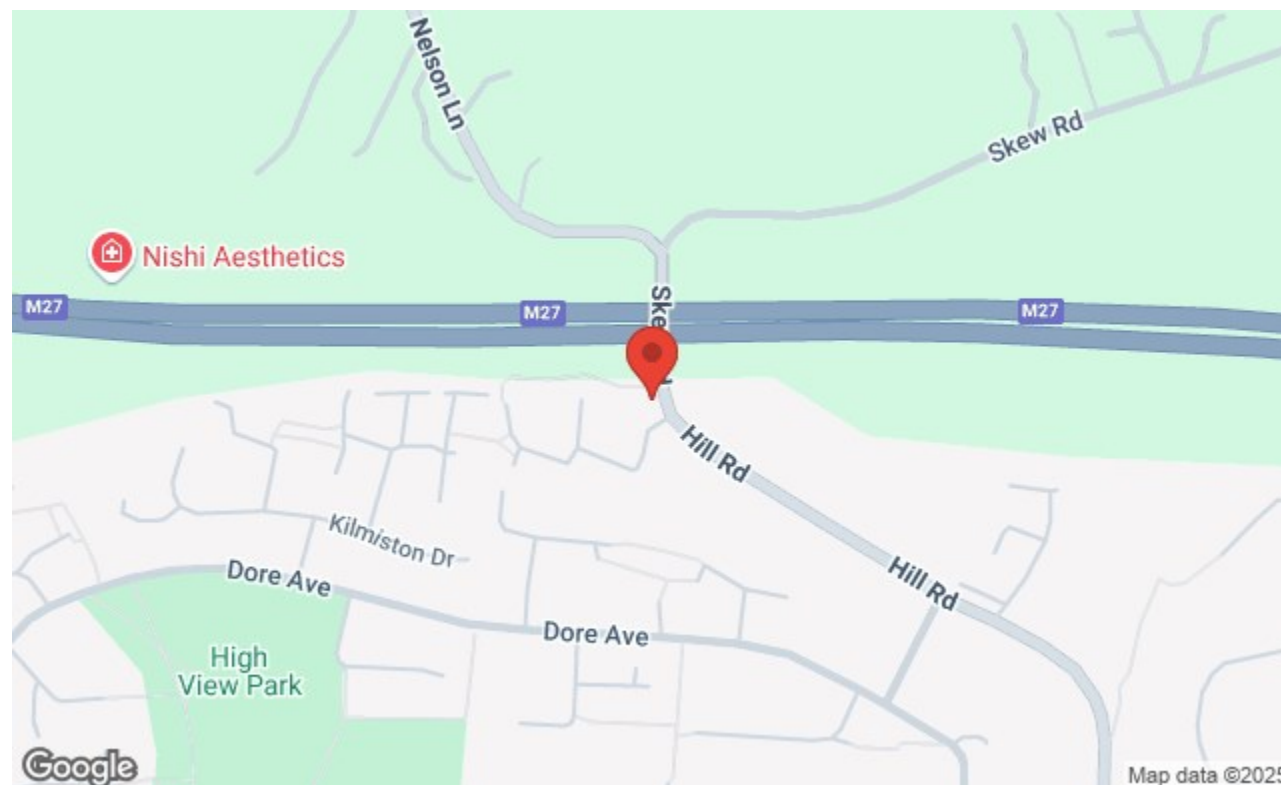
You have a spacious lounge, which is flooded with natural light from the French doors leading out on to the garden, there is a separate dining room, which is perfect for entertaining. Moving through the ground floor comprises of a modern fitted kitchen which includes additional

doors into the garden. Completing the first floor, is the W.C which adds excellent practicality.

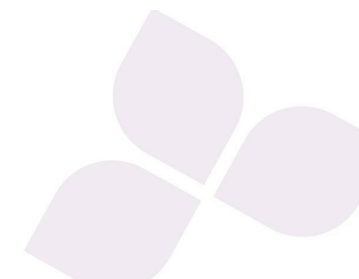
The spacious rear garden is well presented, mainly laid to lawn and patio.

The first floor boasts four bedrooms with the master benefiting from a en-suite. Completing the first floor are three further bedrooms and a three-piece bathroom, which is finished to a very good standard.

Call the Fareham branch today 013 29 756 500 to arrange an internal viewing!.



79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Call today to arrange a viewing  
**01329756500**  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet

cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## COUNCIL TAX BAND E

## AWAITING NEW EPC

### LOUNGE

20'6" x 36'1" (6.26 x 11.0)

### DINING ROOM

12'2" x 8'9" (3.72 x 2.69)

### KITCHEN

15'1" x 13'2" (4.60 x 4.02)

### BEDROOM ONE

14'7" x 13'1" (4.47 x 4.01)

### ENSUITE

6'0" x 5'6" (1.84 x 1.68)

### BEDROOM TWO

11'7" x 8'10" (3.55 x 2.71)

### BEDROOM THREE

11'7" x 9'3" (3.55 x 2.83)

### BEDROOM FOUR

11'3" x 7'1" (3.43 x 2.18)

### GARAGE

12'6" x 9'6" (3.83 x 2.91)

### GARAGE STORE

9'6" x 6'0" (2.91 x 1.85)

## LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £2,400PCM. This would provide a 5.76% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email [fareham@bernardsea.co.uk](mailto:fareham@bernardsea.co.uk).



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		
EU Directive 2002/91/EC		
England & Wales		

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