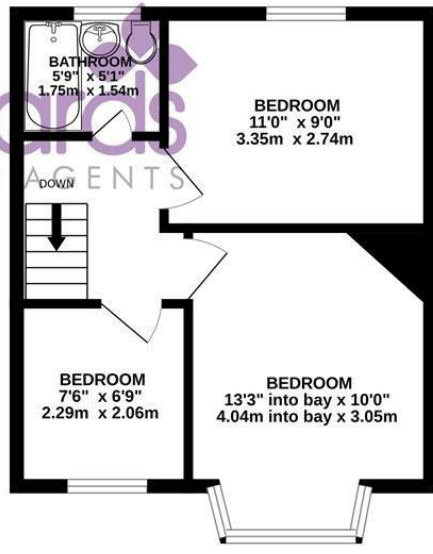


GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

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



£1,800 PCM

Windmill Grove, Fareham PO16 9HH



## HIGHLIGHTS

- ❖ PORTCHESTER LOCATION
- ❖ THREE BEDROOMS
- ❖ OPEN PLANNED LIVING
- ❖ SEPERATE LOUNGE
- ❖ MODERN BATHROOM
- ❖ UTILITY ROOM
- ❖ OFF ROAD PARKING
- ❖ NETURALLY DECORATED
- ❖ SUMMER HOUSE
- ❖ AVAILABLE NOW

Welcome to Windmill Grove, Fareham - a charming location for this delightful semi-detached house. As you step inside, you'll be greeted by modern decor throughout, creating a warm and inviting atmosphere. The property boasts one reception room, perfect for relaxing or entertaining guests.

With three bedrooms, there's ample space for a growing family or those in need of a home office. The spacious open plan kitchen/dining room is ideal for

hosting dinner parties or enjoying family meals together.

One bathroom ensures convenience for all residents, and the off-road parking adds a touch of luxury in this bustling neighbourhood. Whether you're looking for a cozy family home or a stylish space to call your own, this property offers the perfect blend of comfort and modern living. Don't miss the opportunity to make Windmill Grove your new address!

Call today to arrange a viewing  
01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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.

## LOUNGE

12'8" into bay x 11'6" (3.88 into bay x 3.51)

## KITCHEN

17'1" x 8'10" (5.21 x 2.70)

## DINING ROOM

14'9" x 12'11" (4.52 x 3.94)

## WC/UTILITY

5'2" x 5'1" (1.60 x 1.55)

## BEDROOM ONE

13'3" into bay x 10'0" (4.04 into bay x 3.05)

## BEDROOM TWO

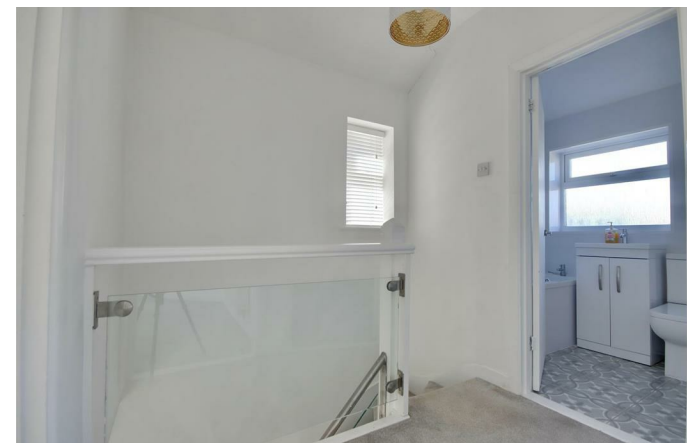
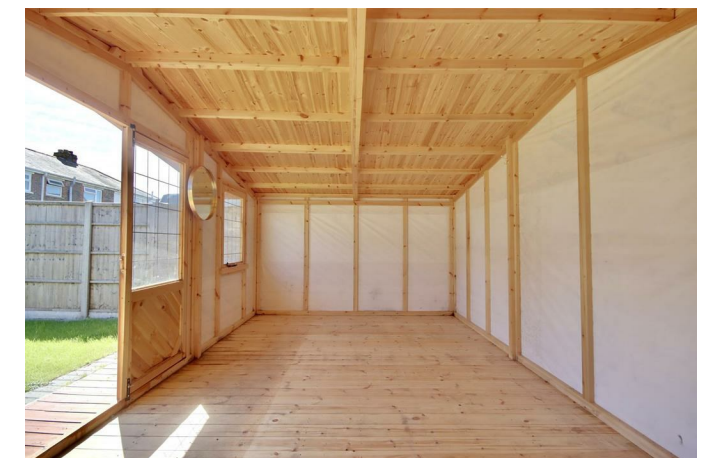
10'11" x 8'11" (3.35 x 2.74)

## BEDROOM THREE

7'6" x 6'9" (2.29 x 2.06)

## BATHROOM

5'8" x 5'0" (1.75 x 1.54)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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