

£2,700

Newgate Lane, Fareham PO14 1BA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FULLY FURNISHED
- ❖ DETACHED PROPERTY
- ❖ DRIVEWAY FOR THREE CARS
- ❖ FOUR DOUBLE BEDROOMS
- ❖ FOUR EN-SUITES
- ❖ LARGE LOUNGE
- ❖ OPEN PLAN LIVING
- ❖ STUDY
- ❖ MODERN THROUGHOUT
- ❖ DRESSING ROOM

*** Deposit Alternative Available*** , This stunning detached house offers a perfect blend of modern living and spacious comfort. With four generously sized bedrooms and four well-appointed bathrooms, this property is ideal for families seeking both convenience and luxury.

As you enter, you are greeted by a large open-plan living area that seamlessly combines the kitchen, dining, and lounge spaces, creating an inviting atmosphere perfect for entertaining or relaxing with loved ones. The contemporary design throughout the home ensures that every corner is both

stylish and functional, catering to the needs of modern life.

The property boasts ample parking with space for up to three vehicles on the driveway, providing ease and accessibility for residents and guests alike. The well-maintained exterior complements the modern interior, making this home a true gem in the heart of Fareham.

Whether you are looking for a family home or a stylish retreat, this property offers everything you need for comfortable living. With its prime location and exceptional features, it is a must-see for anyone seeking a new place to call home.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk





Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk



PROPERTY INFORMATION

Tenant Fee 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.

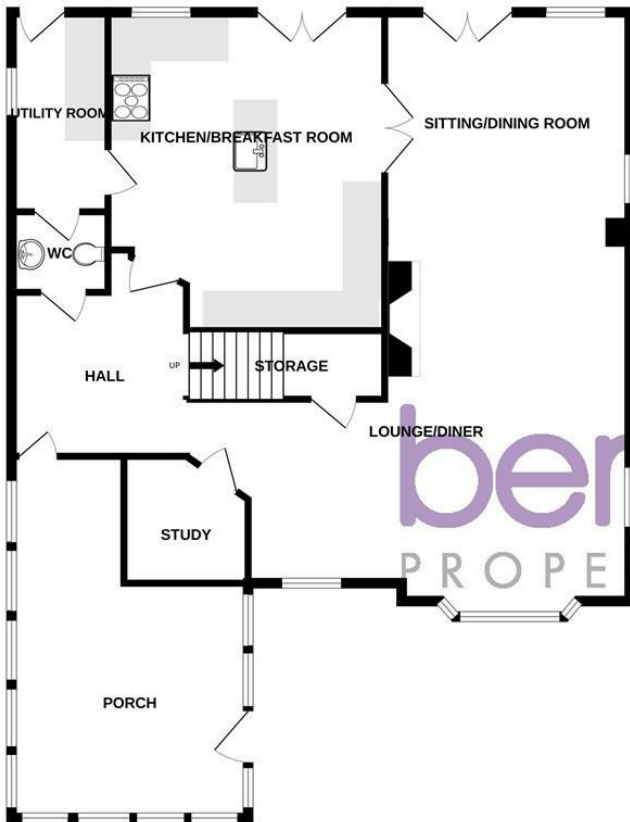
Move In Date

Available Now

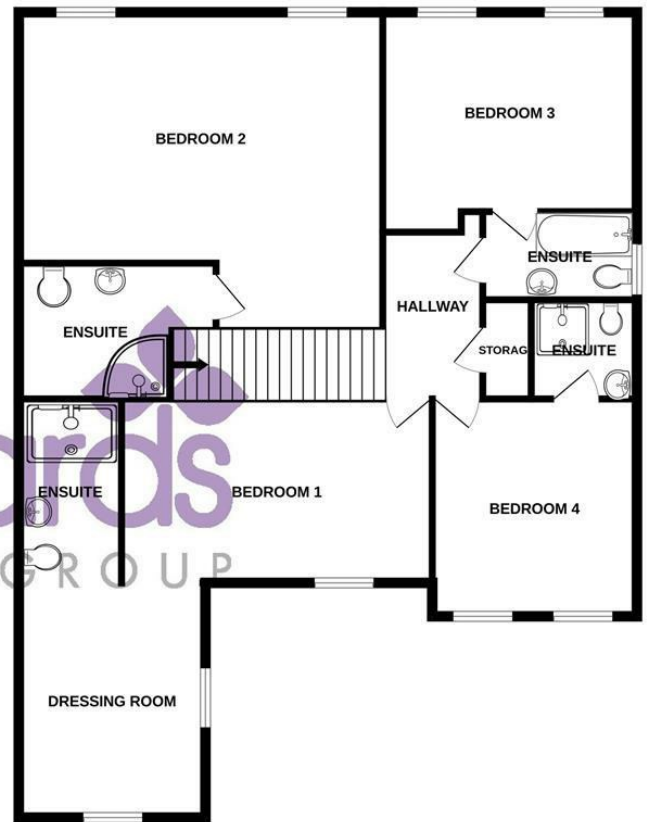
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	84
EU Directive 2002/91/EC		



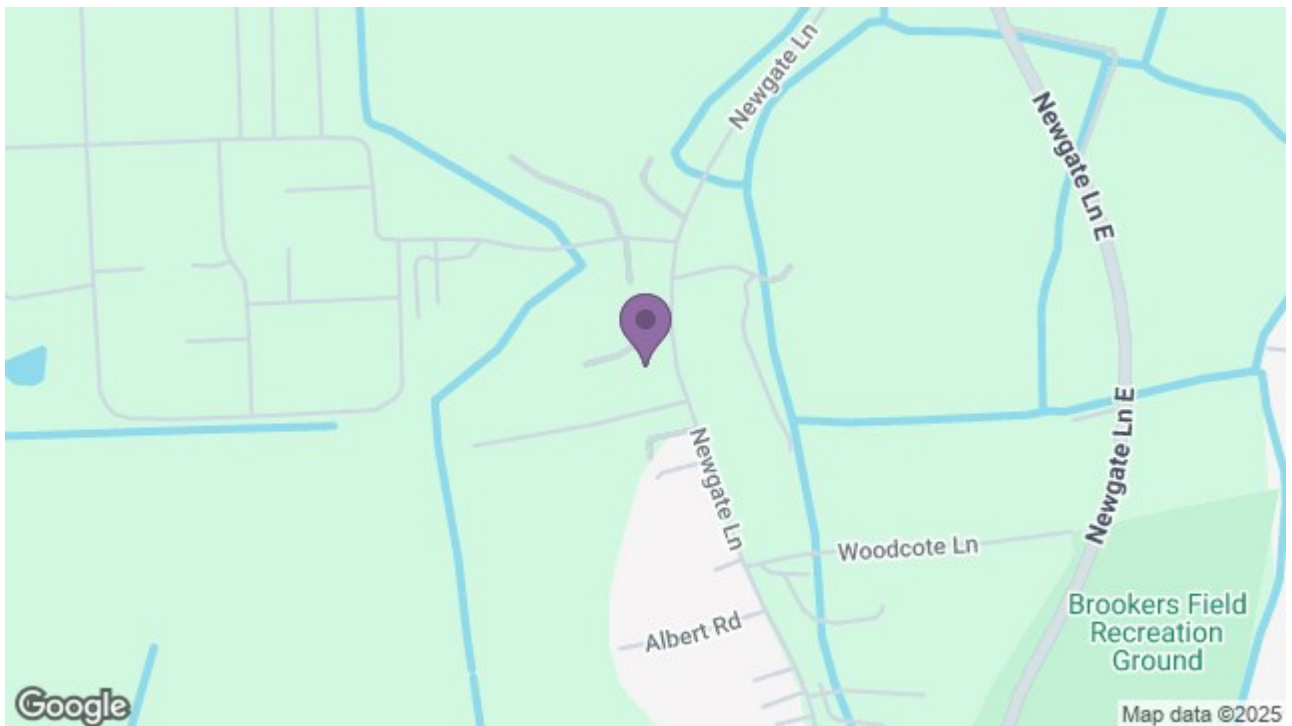
GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025



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

