

£2,200

Moody Road, Fareham PO14 2BS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED BUNGALOW
- ❖ FOUR BEDROOMS
- ❖ HUGE KITCHEN/LOUNGE AREA
- ❖ SUN TRAP GARDEN
- ❖ HUGE DRIVEWAY
- ❖ EN-SUITE
- ❖ SIDE ACCESS
- ❖ DESIREABLE AREA
- ❖ MODERN THROUGHOUT
- LIGHT AND AIRY FEEL

Nestled in the desirable area of Stubbington, this detached bungalow offers plenty of space and excellent features for comfortable living.

The property boasts four generously sized bedrooms, including a convenient fourth bedroom with a separate entrance, ideal for guests or a home office,. It includes one family bathroom and a ensuite for added privacy.

Inside, you'll find a huge lounge with a bright, airy atmosphere and a modern feel throughout, perfect for relaxing or entertaining.

Enjoy the bright and inviting sun-trap garden, perfect for enjoying the outdoors. The property also benefits from side access, adding to its practicality.

A standout feature is the huge driveway, providing ample parking for multiple vehicles.

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







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# PROPERTY INFORMATION

## 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.

## 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 e.g. 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.

## Move In Date

Available ASAP.

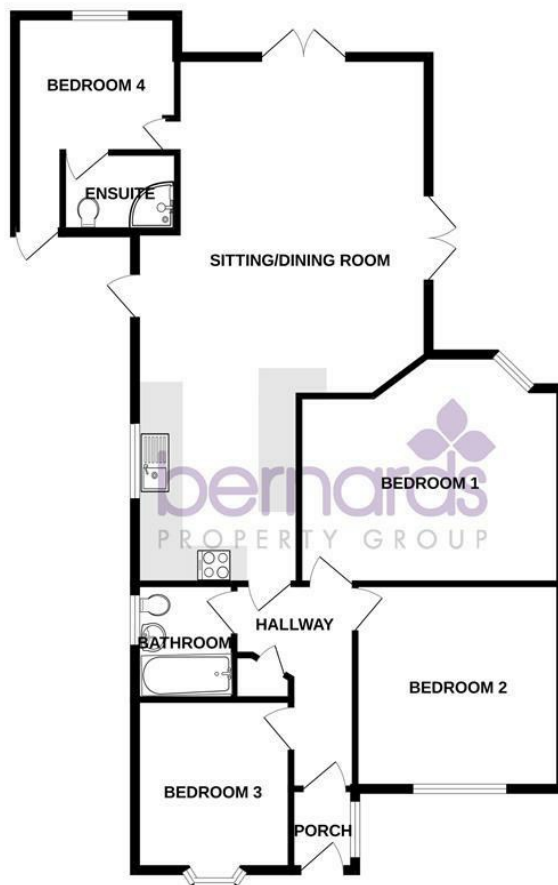


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

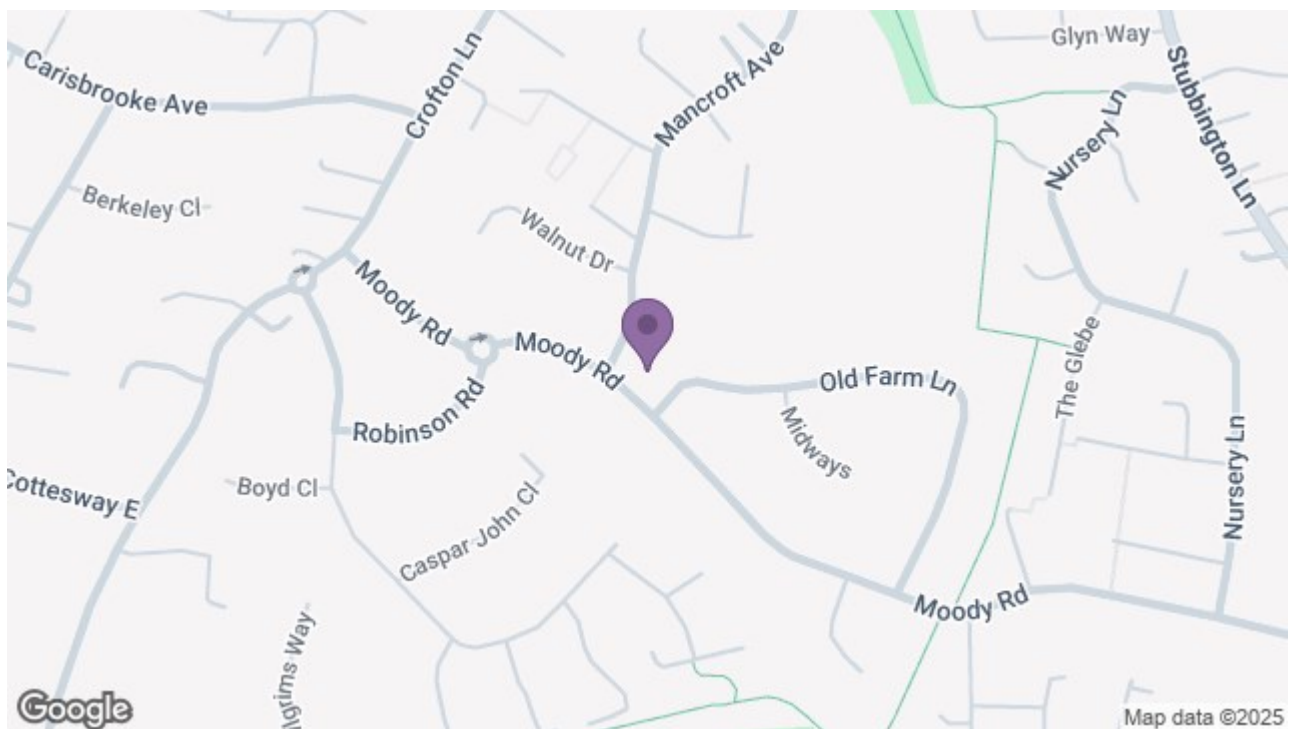




GROUND FLOOR



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.  
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