

£1,350

High Street, Fareham PO16 7AP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- THREE BEDROOM HOUSE
- LOCATED IN A PRIVATE AND QUIET AREA
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO MAIN SHOPPING CENTRE
- WALKING DISTANCE TO BUS STATION
- MODERN THROUGHOUT
- SPACIOUS AND WELL-PRESENTED INTERIOR
- CONVENIENT DOWNSTAIRS WC
- LOW-MAINTENANCE COURTYARD GARDEN
- PERFECT BLEND OF TRANQUILITY AND CENTRAL CONVENIENCE

This three-bedroom house is situated in a quiet and private area, offering a peace and convenience right in the heart of the town centre. Just a short walk from the main shopping centre and bus station, the property provides easy access to local amenities while maintaining a sense of tranquillity rarely found in such a central location. Offering contemporary living

spaces that are both stylish and functional. The ground floor features a convenient downstairs WC, adding practicality to the well-designed layout. To the rear, a courtyard garden provides a low-maintenance outdoor space, perfect for relaxing or entertaining. This property presents an excellent opportunity for anyone seeking a modern home in a prime, yet peaceful, location.

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







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# PROPERTY INFORMATION

## Tenants 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.

## Available Date

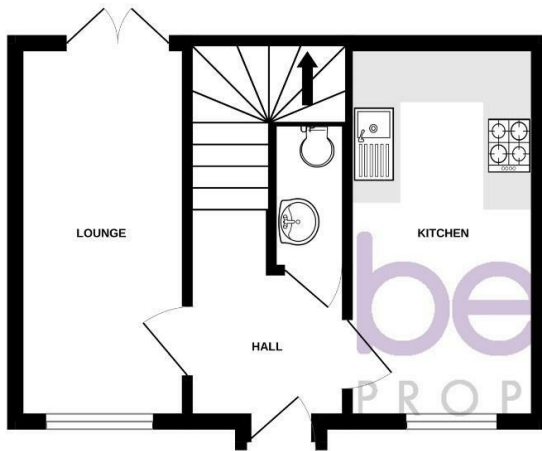
Available Now



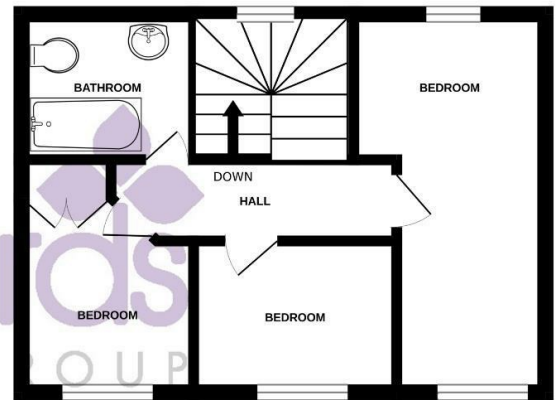
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



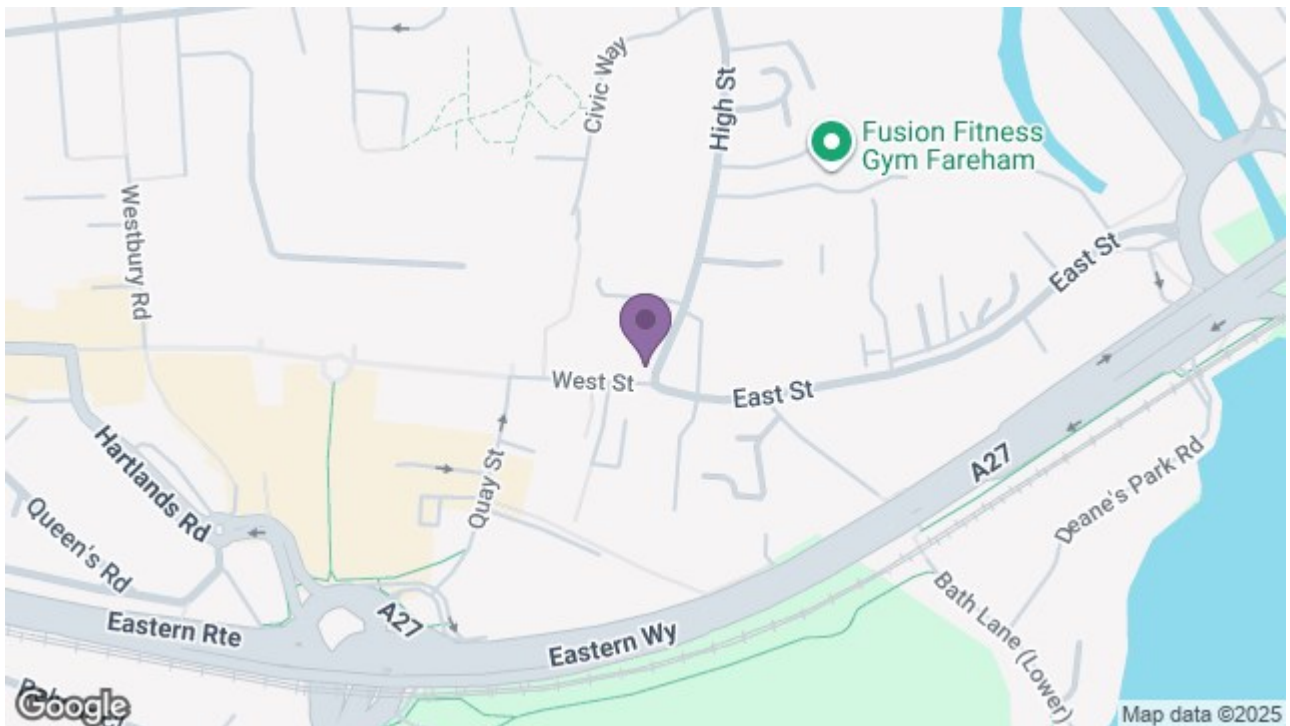
GROUND FLOOR



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.  
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