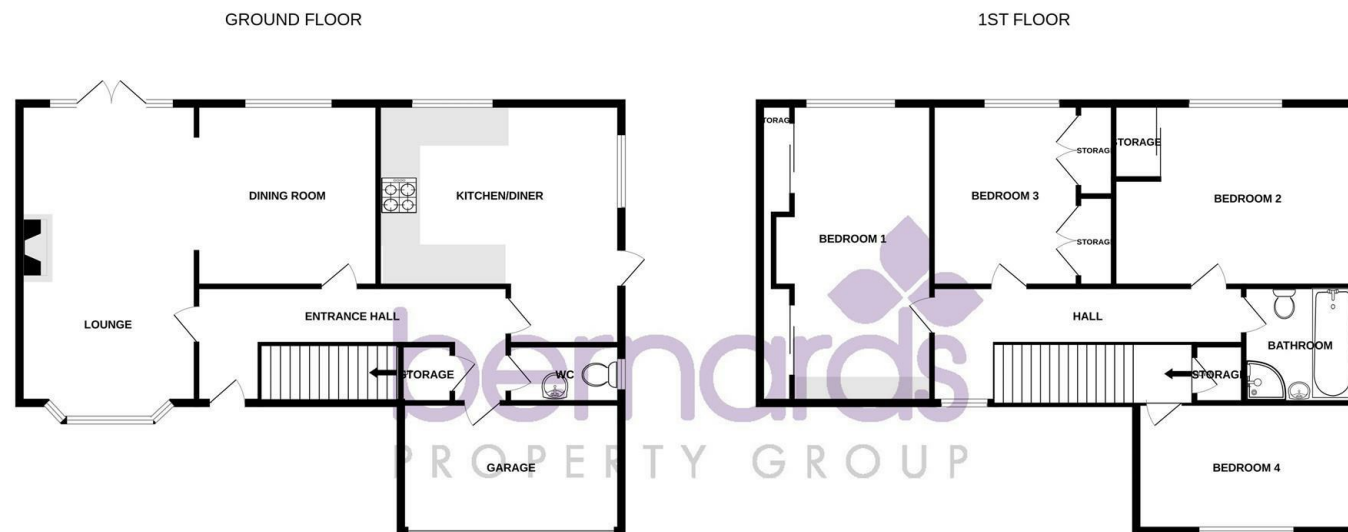




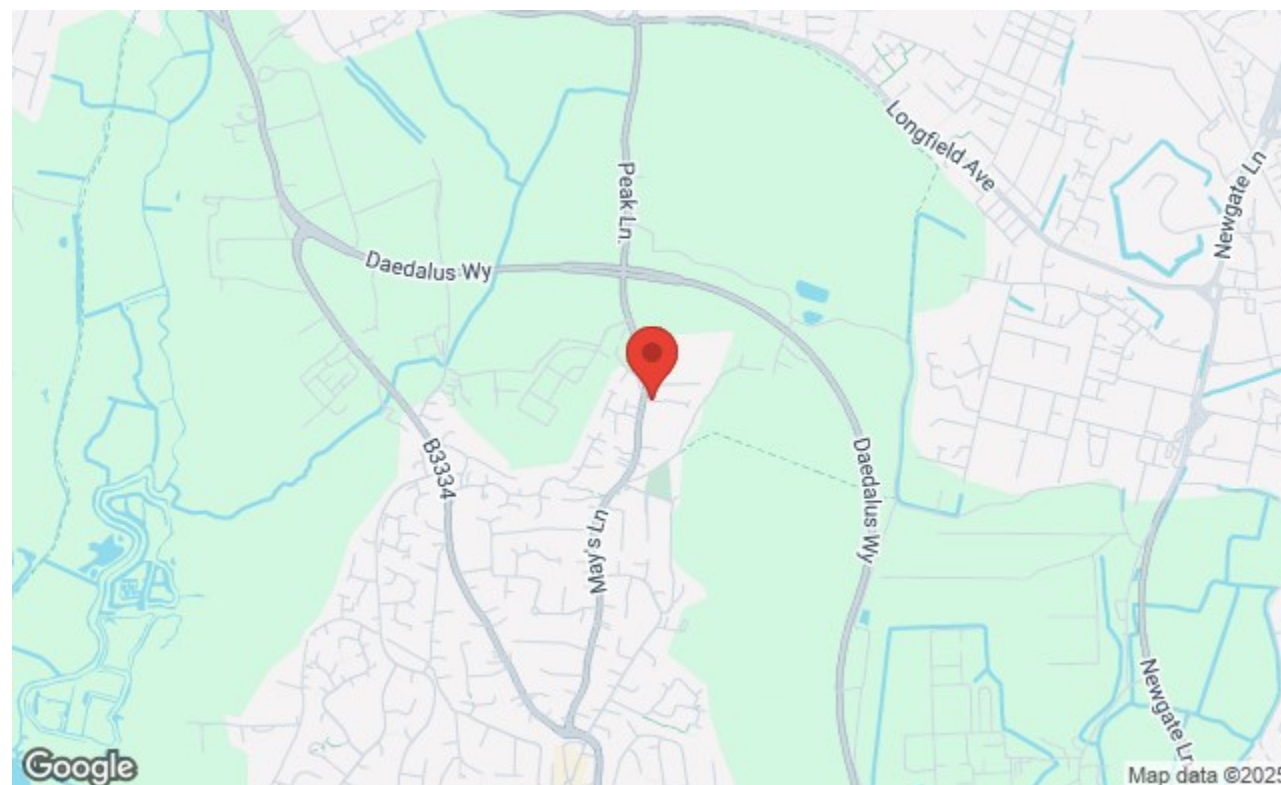
£2,795 Per Calendar Month

Sumar Close, Fareham PO14 2EH

bernards
THE ESTATE AGENTS



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



HIGHLIGHTS

- Spacious detached house in a highly desirable area
- Four well-sized double bedrooms
- Large lounge
- Separate dining room
- Modern kitchen/diner
- Convenient downstairs WC
- Double garage providing secure parking or storage
- Outhouse suitable for additional storage or workspace
- Private driveway with space for 3-4 cars
- Available now for immediate occupancy

Available now, this spacious detached house is situated in a highly desirable area and offers exceptional accommodation, ideal for families or those seeking generous living space. The property boasts four double bedrooms, providing plenty of room for comfort and flexibility. A large lounge and separate dining room create distinct areas for relaxation and entertaining, while the kitchen/diner offers a practical and sociable hub for everyday living. Additional features include a convenient downstairs WC, a double garage, and an outhouse, perfect for extra storage or a workspace. The home also benefits from a private driveway with space for three to four cars, making it ideal for households with multiple vehicles.

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



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.

AVAILABLE DATE

Available Now



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

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