



£2,400 PCM

Hollam Crescent, Fareham PO14 3DT

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1766 sq.ft. (164.1 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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HIGHLIGHTS

- ❖ DETACHED HOME
- ❖ GARAGE AND PARKING
- ❖ COMPLETELY REFURBISHED
- ❖ FOUR BEDROOMS
- ❖ KITCHEN/DINER
- ❖ SEPERATE LIVING ROOM
- ❖ ENSUITE TO MASTER
- ❖ DOWNSTAIRS CLOAKROOM
- ❖ FOUR PIECE BATHROOM
- ❖ AVAILABLE NOW

DETACHED HOME WITH OFF-ROAD PARKING

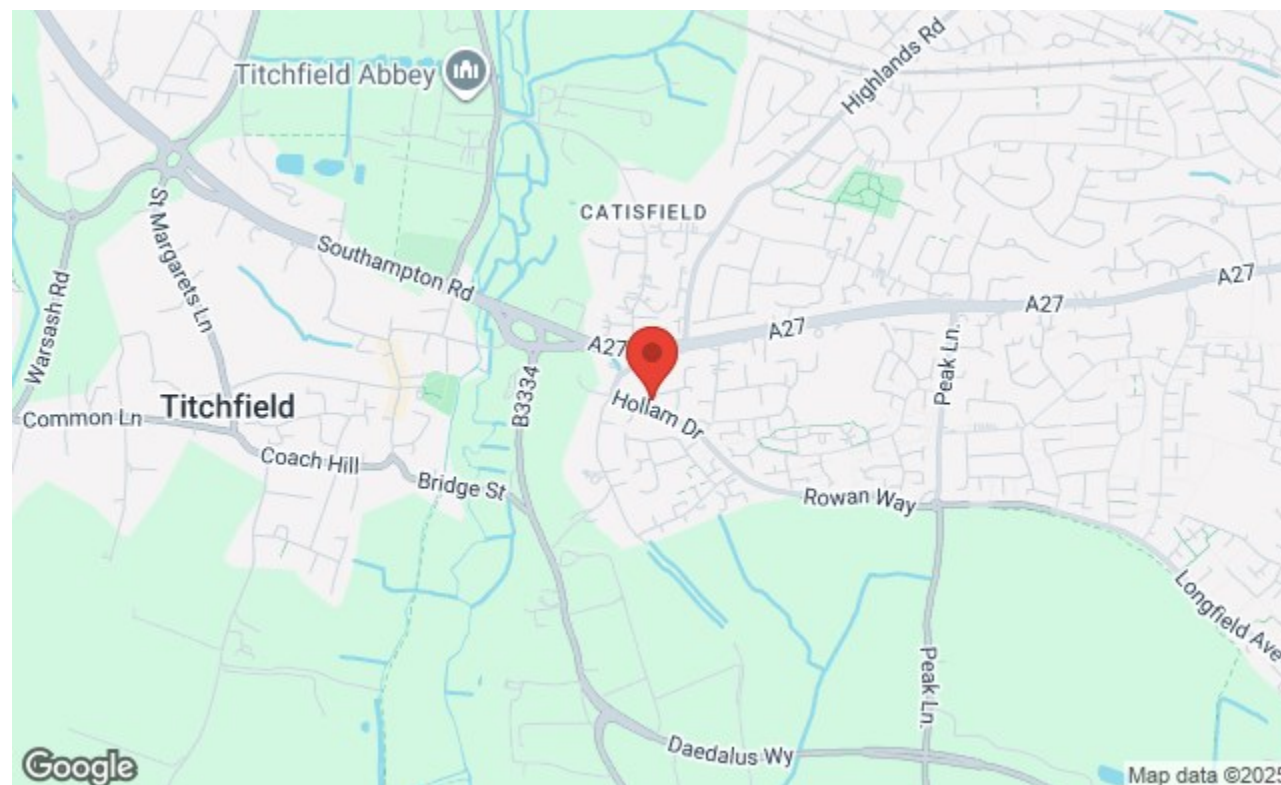
Introducing this immaculate four-bedroom detached property nestled in the heart of Fareham. This residence offers spacious living spread across two floors, perfect for a family seeking comfort and convenience.

On the ground floor, you'll find a contemporary kitchen/diner boasting floor-to-ceiling windows, providing delightful views of the garden. The adjacent spacious lounge is bathed in natural light from its dual-aspect windows, creating an inviting space

for gatherings. Also on this level, there's a convenient W.C.

Upstairs, the property features four bedrooms, with the master bedroom benefiting from a modern en-suite and built-in wardrobes. Bedrooms two and three offer ample space as double rooms, while the fourth bedroom provides a cozy retreat.

Outside, the well-maintained rear garden offers a combination of lawn and patio areas, perfect for outdoor relaxation. At the front of the property, you'll find a double garage, carport, and ample parking space for multiple cars.



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 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.

COUNCIL TAX BAND F

LOUNGE

22'11" x 12'3" (7.01 x 3.74)

KITCHEN/DINER

32'11" x 8'10" (10.05 x 2.71)

DOUBLE GARAGE

16'10" x 14'8" (5.15 x 4.49)

BEDROOM ONE

23'3" x 14'7" (7.11 x 4.47)

BEDROOM TWO

16'5" x 9'1" (5.02 x 2.77)

BEDROOM THREE

14'0" x 10'7" (4.27 x 3.23)

BEDROOM FOUR

10'6" x 10'5" (3.22 x 3.18)

MAIN BATHROOM

8'11" x 5'9" (2.74 x 1.77)

EN-SUITE

6'9" x 5'11" (2.06 x 1.81)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(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		

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