

**TO  
LET**

£1,600 PCM

Kilmiston Drive, Fareham PO16 8EG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- 3 BEDROOMS
- FRESHLY PAINTED
- DRIVEWAY
- CONSERVATORY
- SEA VIEWS
- MULTI-LEVEL GARDEN
- SHED
- PART FURNISHED/UNFURNISHED
- EPC RATING E
- COUNCIL TAX BAND C

Nestled in the charming area of Kilmiston Drive, Portchester, this delightful three-bedroom house offers a perfect blend of comfort and modern living.

Upon entering, you are welcomed into a spacious reception room that seamlessly flows into an open-plan kitchen and living area, creating an inviting space ideal for both relaxation and entertaining.

The property boasts a well-appointed bathroom and three bedrooms with built in storage, providing ample space for families or those seeking extra room for guests or a home office. One of the standout features of this home is the conservatory, which offers stunning sea views, allowing you to enjoy the beauty of the coastline from the comfort of your own home.

The multi-level garden is a true gem, providing a variety of outdoor spaces for gardening enthusiasts or those who simply wish to bask in the sun.

For your convenience, the property also includes a driveway and a large secure side access, ensuring that you have easy access to your vehicles.

The property is located within Northern School's catchment area, including Pre-school, Infants, Juniors and Portchester Community School. Additionally, the location boasts excellent transport links, with easy access to the motorway and a train station within walking distance.

This house is perfectly situated to enjoy the best of Portchester while providing a tranquil retreat. With its appealing features and prime location, this property is an excellent opportunity for anyone looking to settle in a vibrant community.

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# PROPERTY INFORMATION

## ENTRANCE HALL

communication services (telephone, internet, cable/satellite television), TV licence;

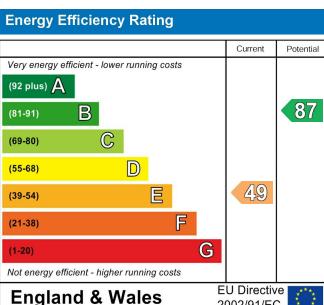
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## 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 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),



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