

£1,225 PCM

Gosport Road, Fareham PO16 0SR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2 BEDROOMS
- ❖ HUGE LOUNGE
- ❖ AMPLE BUILT IN STORAGE
- ❖ 3 PIECE BATHROOM
- ❖ FRONT & REAR GARDEN
- ❖ EPC RATING C
- ❖ COUNCIL TAX BAND B
- ❖ AVAILABLE NOW

Welcome to this charming ground floor maisonette located on Gosport Road in Fareham. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The maisonette features a comfortable reception room, perfect for relaxation or entertaining guests.

Spanning 753 square feet, this home has been freshly refurbished, showcasing new carpets throughout. The property offers ample storage solutions, ensuring that you can keep your living space tidy and organised.

One of the standout features of this maisonette is the private front garden, providing a lovely

outdoor space for you to enjoy. Additionally, there is also a well sized rear garden, perfect for socialising or simply enjoying the fresh air.

This property is conveniently located, offering easy access to local amenities and transport links, making it a practical choice for everyday living. With its blend of comfort, style, and outdoor space, this maisonette is a wonderful opportunity for those looking to settle in Fareham. Don't miss your chance to make this lovely home your own.

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





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PROPERTY INFORMATION

ENTRANCE HALL

BEDROOM 1

BEDROOM 2

LOUNGE

KITCHEN

BATHROOM

REAR GARDEN

FRONT

TFA 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.

RTR

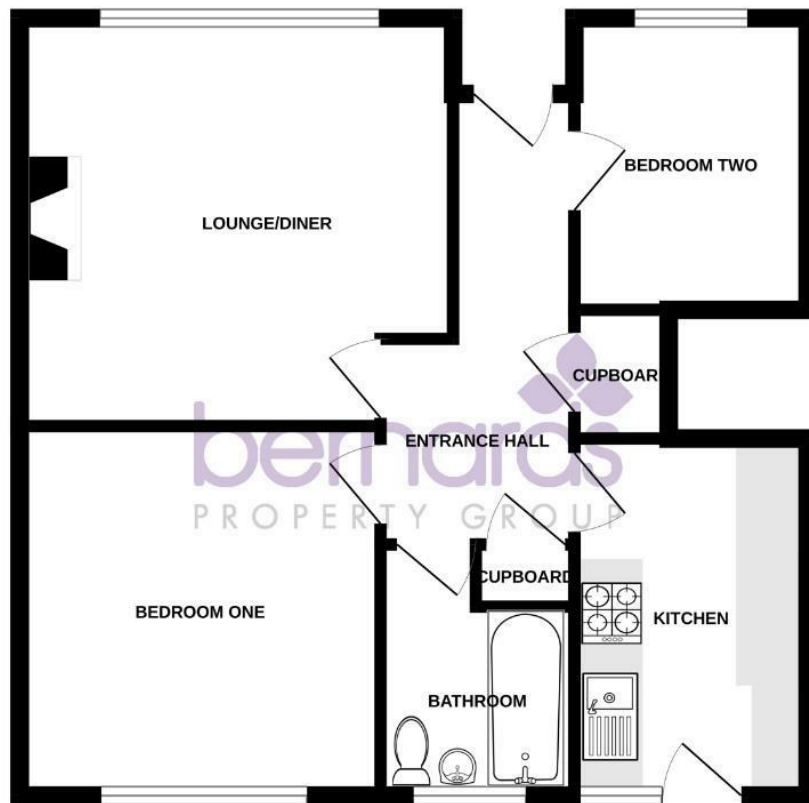
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

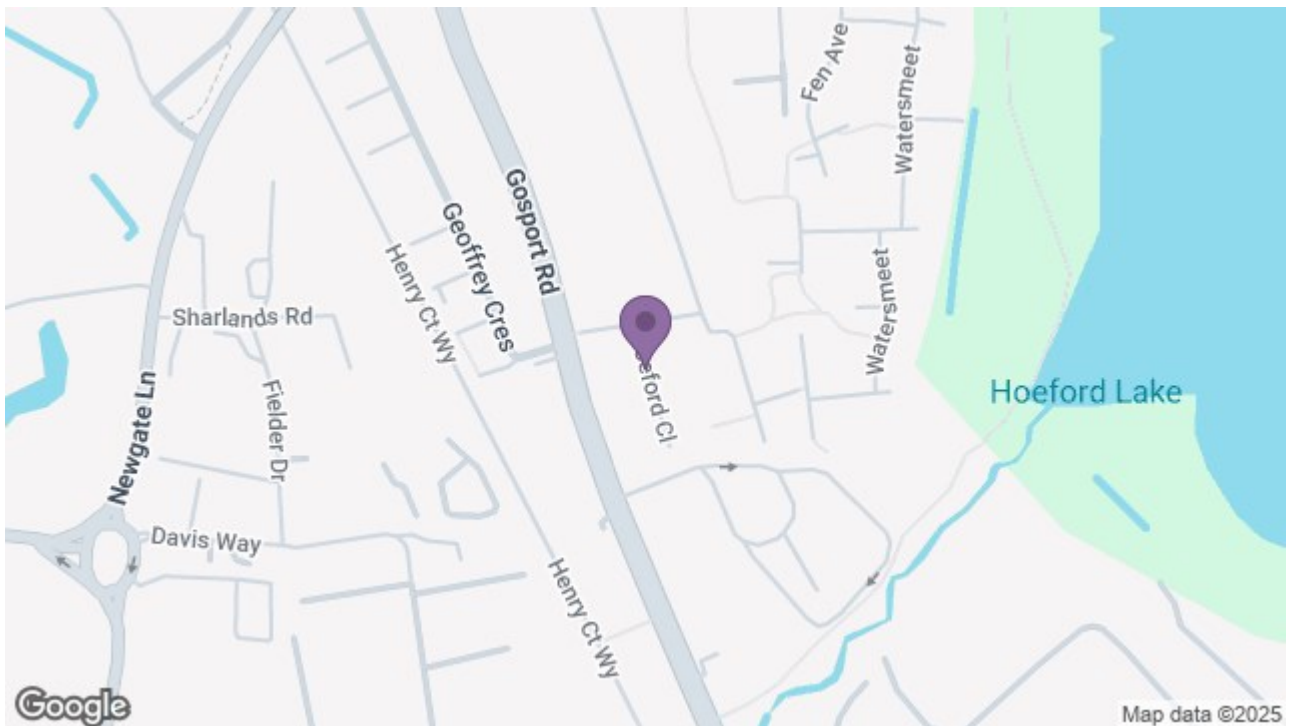


GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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