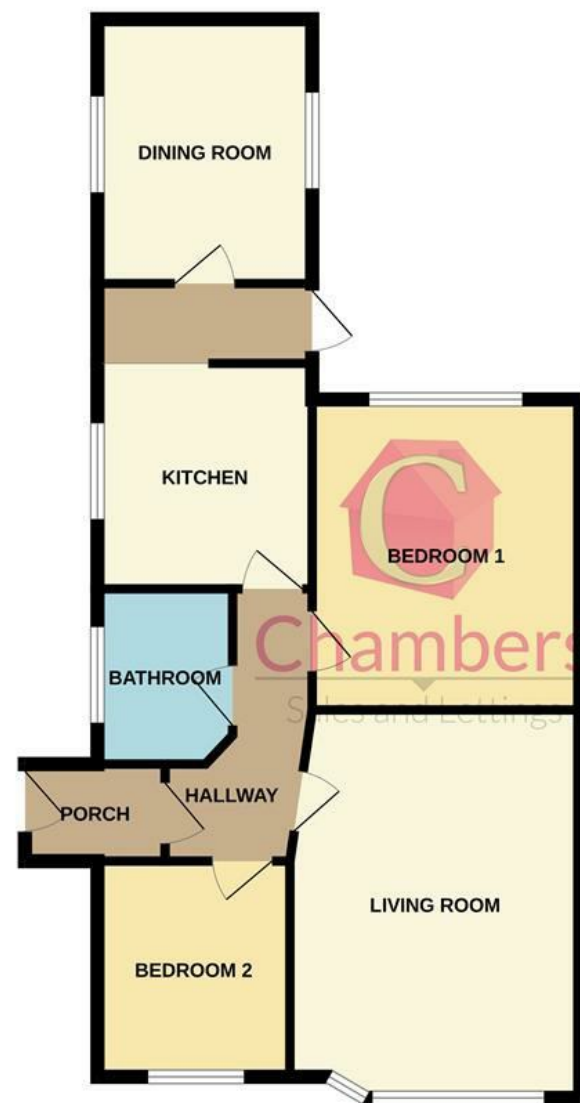


GROUND FLOOR



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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Contact

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<https://www.chambersestateagency.com/>



185
Blackbrook Road
Fareham
PO15 5BP



01329665700

Stubbington

185 Blackbrook Road

Fareham PO15 5BP

£1,450 PCM



A modernised, extended semi detached bungalow with many benefits including 3 bedrooms, lounge and separate dining room/bedroom, re-fitted kitchen, re-fitted bathroom, corner plot garden and detached garage with electric roller door. Situated conveniently to local shops with bus routes providing access to the Town Centre. Available now for a 6 month tenancy!

Brief Agency Fees

Rent £1,450.00
Deposit £1673.07
Holding Deposit £334.61

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:

- * Lost/stolen/replacement keys - £60
- * Any amendments or variations to the tenancy agreement - £100
- * Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.
All tenancies are granted subject to status!

To find out information about the mobile service and broadband, please follow the link:
<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Front Door
Into:

Entrance Hallway
Skimmed ceiling, access to roof void. Doors to:

Lounge
15'1" x 12'1" (4.61 x 3.70)
Skimmed ceiling, bay window to front elevation, radiator.

Kitchen
13'10" x 9'0" (4.22 x 2.75)
Skimmed ceiling, window to side elevation, door to rear garden, access to roof void, re-fitted range of modern wall and base units with work surface

over, inset 1 1/2 bowl sink with mixer tap, built in oven, hob and cooker hood, integrated dishwasher, plumbing for washing machine, space for fridge/freezer.

Dining Room/Bedroom 3
15'1" x 9'0" (4.60 x 2.75)
Skimmed ceiling, twin aspect windows, radiator.

Bedroom 1
12'9" x 10'10" (3.91 x 3.31)
Skimmed ceiling, window to rear elevation, radiator.

Bedroom 2
9'1" x 7'8" (2.79 x 2.36)
Skimmed ceiling, window to front elevation, radiator.

Family Bathroom
Skimmed ceiling, window to side elevation, extractor fan, re-fitted suite comprising panel bath with mixer tap and shower attachment, wash hand basin with vanity storage, W.C with concealed cistern, heated towel rail.

Outside
Front Garden
Enclosed and laid to lawn with borders.

Side Garden
Enclosed and laid to lawn.

Driveway
Offering off road parking. Leading to:

Detached Garage
20'10" x 8'3" (6.37 x 2.53)
Electric roller door, window to rear elevation, door to:

Rear Garden
Fully enclosed with areas laid to lawn and patio.

Property Information
Council Tax: D

Utilities:
Electric: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Mains

To find out information about the mobile services and broadband, please visit the OFCOM website.

Parking: Driveway parking

