

£1,600 Per Calendar Month

Park Farm Avenue, Fareham PO15  
6LQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FULLY REFURBISHED
- ❖ MODERN
- ❖ 3 BEDROOMS
- ❖ OPEN PLAN KITCHEN
- ❖ GARAGE
- ❖ LARGE GARDEN
- ❖ OFF ROAD PARKING
- ❖ QUIET LOCATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ AVAILABLE NOW

Nestled in the desirable area of Park Farm Avenue, Fareham, this charming semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 880 square feet, the property has been fully refurbished to a high standard, ensuring a contemporary feel throughout.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining. The house boasts three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The modern bathroom is designed with style and functionality in mind, catering to all your needs.

The heart of the home is undoubtedly the kitchen, which seamlessly connects to the garden, creating a wonderful space for al fresco dining and outdoor enjoyment. The garden is a delightful feature, offering a private retreat for gardening enthusiasts or a safe play area for children.

For those with vehicles, the property includes driveway parking, along with the added benefit of a garage, providing extra storage or workshop space.

This semi-detached house on Park Farm Avenue is available now. Do not miss the opportunity to make this modern house your new Home.

Call today to arrange a viewing  
01329756500  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## LIVING ROOM

## OPEN PLAN KITCHEN

## GARDEN

## GARAGE

## BEDROOM 1

## BEDROOM 2

## BEDROOM 3

## BATHROOM

## 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.

## TFA 2019

As well as paying the rent, you may also be required to make the following permitted payments.

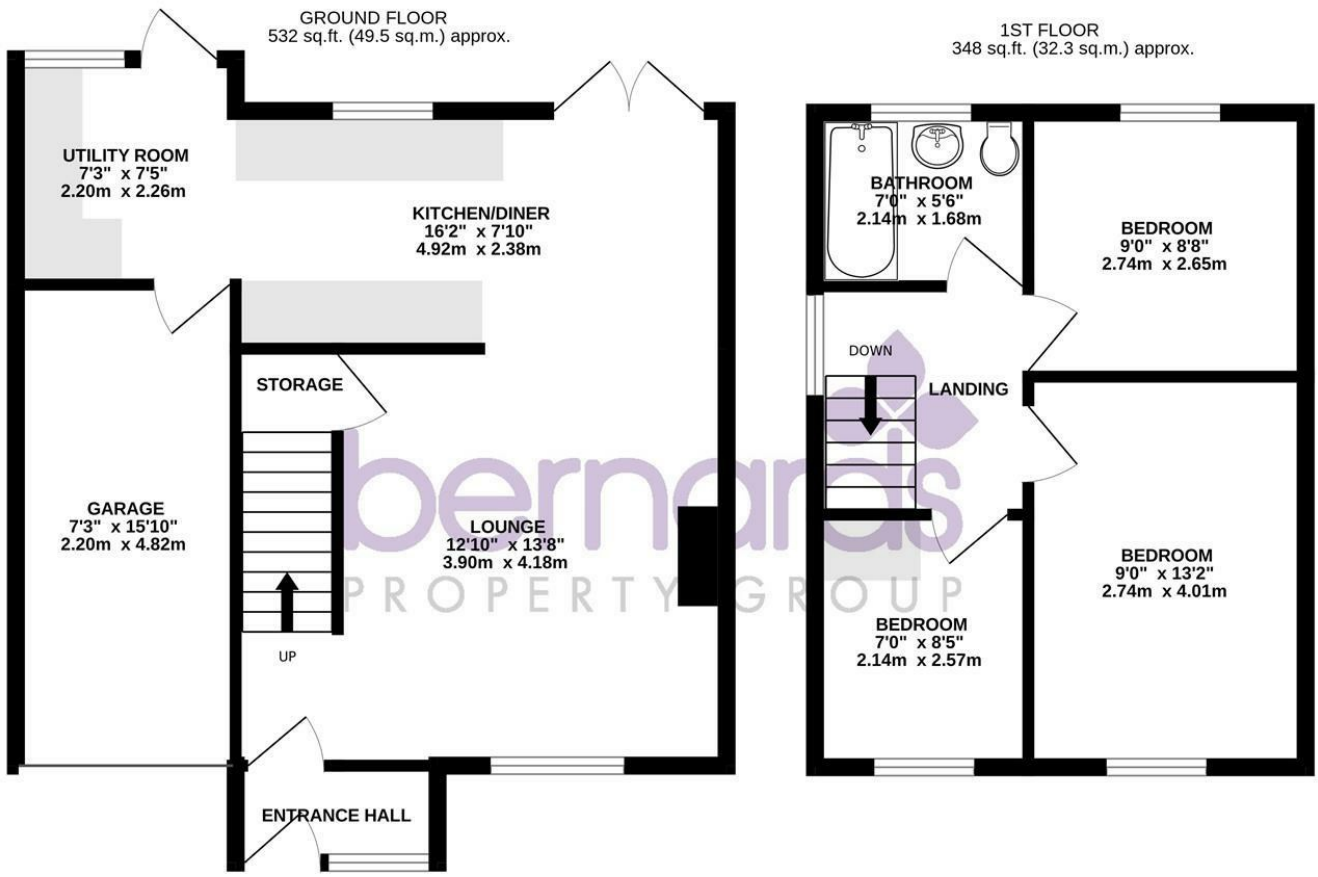
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.



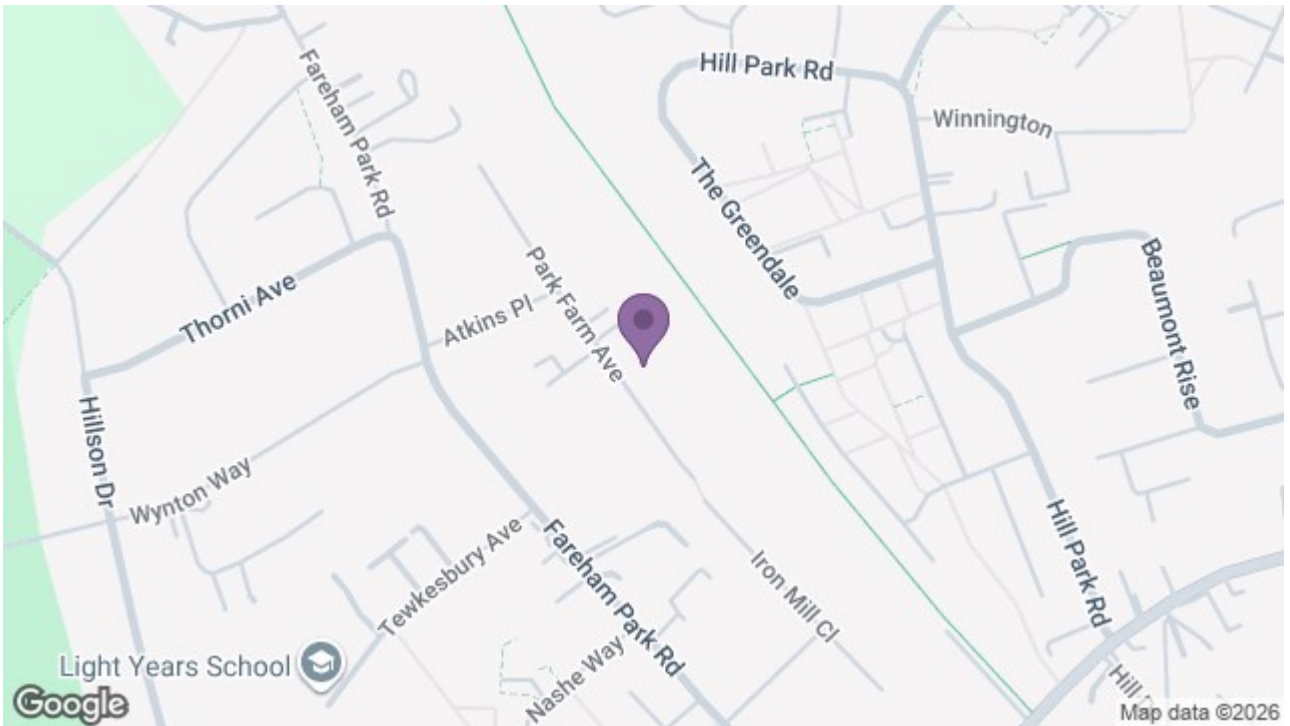
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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