

£1,250 Per Calendar Month

Kenwood Road, Fareham PO16 9LU



## HIGHLIGHTS

- ❖ 2 BEDROOM SEMI DETACHED HOUSE
- ❖ DOUBLE DRIVEWAY
- ❖ PORCHESTER
- ❖ WALKING DISTANCE TO SEASIDE
- ❖ MODERN KITCHEN
- ❖ WHITE GOODS INCLUDED
- ❖ EPC RATING C
- ❖ COUNCIL TAX BAND "A"
- ❖ AVAILABLE NOW

Nestled in the charming area of Kenwood Road, Fareham, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that serves as a perfect space for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilized effectively. The bathroom is conveniently located, providing essential amenities for daily living.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for

homeowners with multiple cars.

The location in Porchester is particularly advantageous, offering a blend of suburban tranquillity and accessibility to local amenities. Residents can enjoy nearby Wicor Shore, parks, shops, and schools, making it a desirable area for families and professionals alike.

In summary, this semi-detached house on Kenwood Road is a wonderful opportunity for anyone looking to settle in a friendly community. With its two bedrooms, inviting reception room, and ample parking, it is a property that promises comfort and convenience in equal measure. Do not miss the chance to make this lovely house your new home.

Call today to arrange a viewing

01329756500

[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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



# PROPERTY INFORMATION

## FRONT

## BATHROOM

## LOUNGE

## KITCHEN

## BEDROOM 1

## BEDROOM 2

## GARDEN

## SIDE ACCESS

## 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.

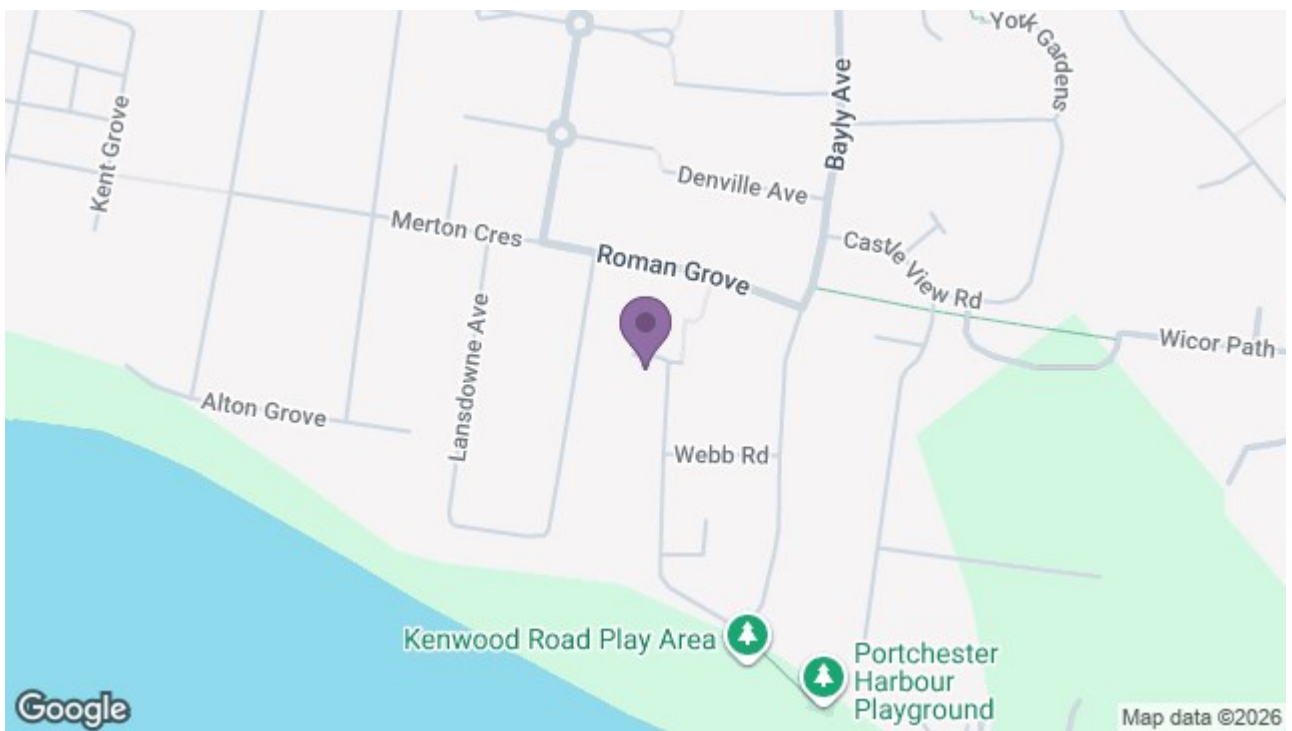
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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			90
(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	





79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500

