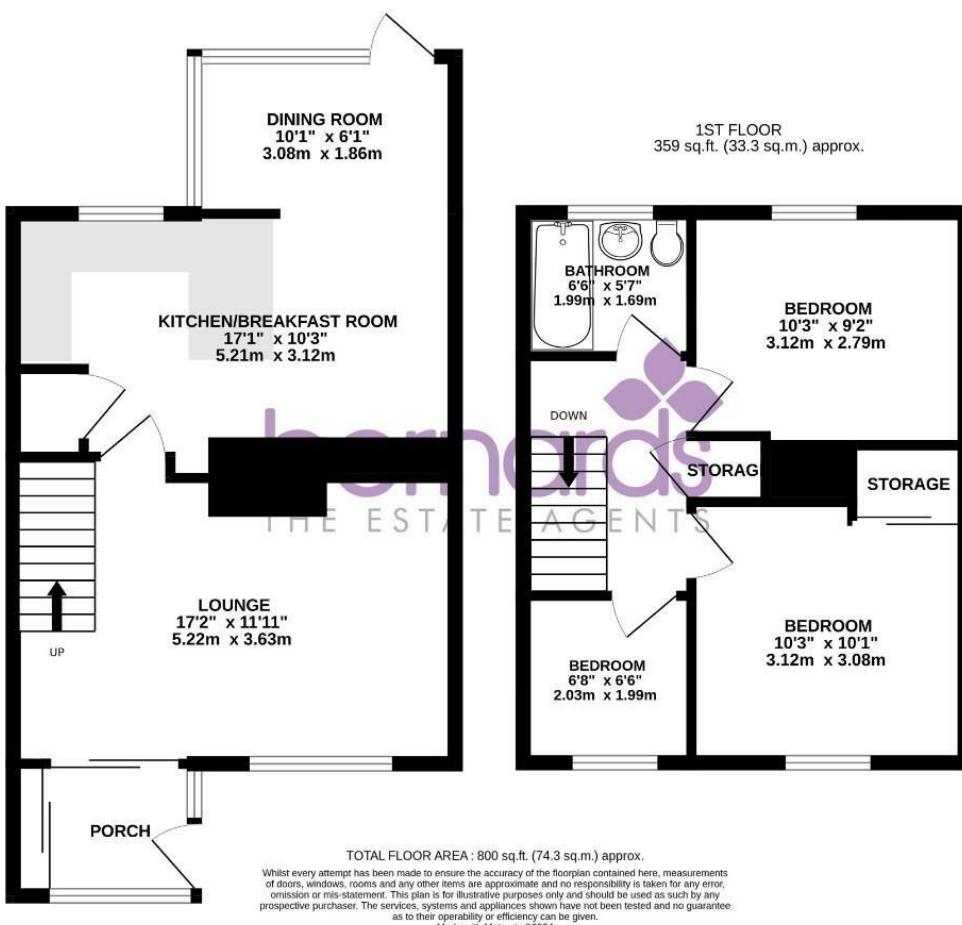


GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.

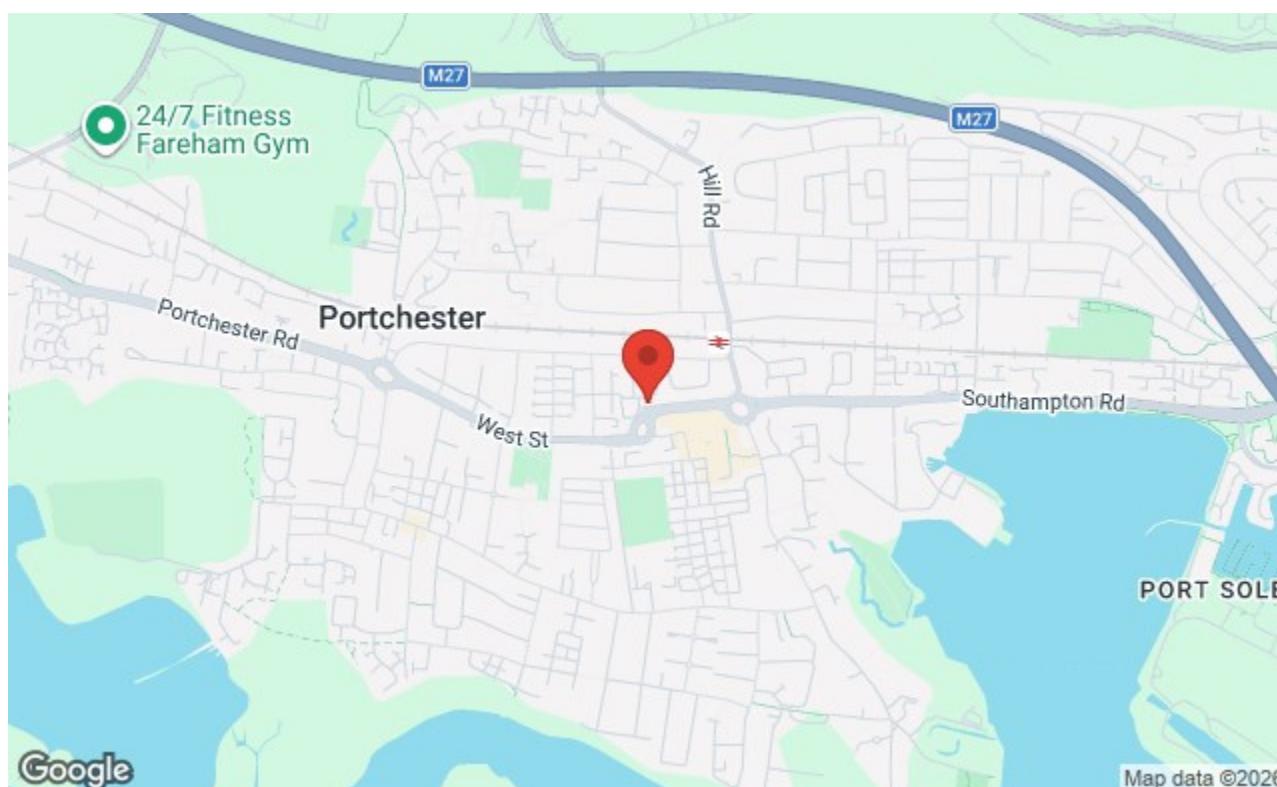


TO  
LET

£1,600 PCM

St. Helena Way, Fareham PO16 8NY

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- THREE BEDROOMS
- AVAILABLE JANUARY 2026
- OPEN PLANNED KITCHEN/DINING
- SEPERATE LIVING ROOM
- SOUTH FACING GARDEN
- MODERN FINISH
- UNFURNISHED
- CENTRAL LOCATION
- SOLAR PANELS

Nestled in the desirable area of St. Helena Way, Portchester, this charming end-terrace house presents an exciting opportunity for those seeking a property ripe for renovation. With three well-proportioned bedrooms, this home is perfect for families or individuals looking to create their ideal living space.

Upon entering, you will find two inviting reception rooms that offer versatility for both relaxation and entertaining. The separate living room provides a cosy retreat, while the open-plan kitchen and dining area is designed for modern living, encouraging a seamless flow between cooking and dining experiences. This layout is ideal for

hosting gatherings or enjoying family meals.

The property boasts a single bathroom, which can be transformed into a stylish sanctuary with the right vision. The potential for complete renovation allows you to tailor the home to your personal taste and lifestyle, making it a blank canvas for your creative ideas.

Situated in a convenient location, this property is well-connected to local amenities and transport links, making it an ideal choice for those looking to move in January. Don't miss the chance to turn this house into your home.

Call today to arrange a viewing

01329756500

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



# PROPERTY INFORMATION

## TENANT FEES

Tenant Fees 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:

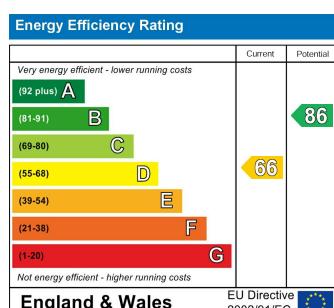
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.

## RIGHT TO RENT.

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.



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