

£1,500 Per Calendar Month

Boundary Walk, Fareham PO17
5NQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 3 BEDROOM TERRACED HOUSE
- ❖ MODERN KITCHEN
- ❖ BUILT IN WHITE GOODS
- ❖ SPACIOUS LOUNGE
- ❖ 2 ALLOCATED PARKING SPACES
- ❖ EN-SUITE TO MASTER
- ❖ GARDEN
- ❖ ON ROAD PARKING
- ❖ COUNCIL TAX BAND "D"
- ❖ AVAILABLE MARCH

Nestled in the charming village of Knowle, Fareham, this delightful house on Boundary Walk offers a perfect blend of modern living and village charm. Built in 2002, the property spans an impressive 872 square feet, providing ample space for families or those seeking a comfortable home.

The house boasts three well-proportioned bedrooms, including a master suite with its own ensuite bathroom, ensuring privacy and convenience. The family bathroom is thoughtfully designed, catering to the needs of a busy household. Additionally, a downstairs WC adds to the practicality of the layout.

The heart of the home is undoubtedly the modern kitchen, which comes equipped with built-in appliances, making it a joy for any home cook. The spacious living room allows for easy interaction with

family and guests, creating a warm and inviting atmosphere.

Storage is never an issue here, with built-in cupboards and wardrobes thoughtfully placed throughout the property, helping to keep your living space tidy and organised.

This property is ideally situated in the picturesque village of Knowle, offering a peaceful retreat while still being within easy reach of local amenities and transport links. Whether you are looking to settle down in a family-friendly environment or seeking a tranquil place to call home, this house on Boundary Walk is a wonderful opportunity not to be missed.

EPC RATING -TBC

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





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PROPERTY INFORMATION

FRONT

KITCHEN

LIVING ROOM

BEDROOM 1

BEDROOM 2

MASTER BEDROOM

GARDEN

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;

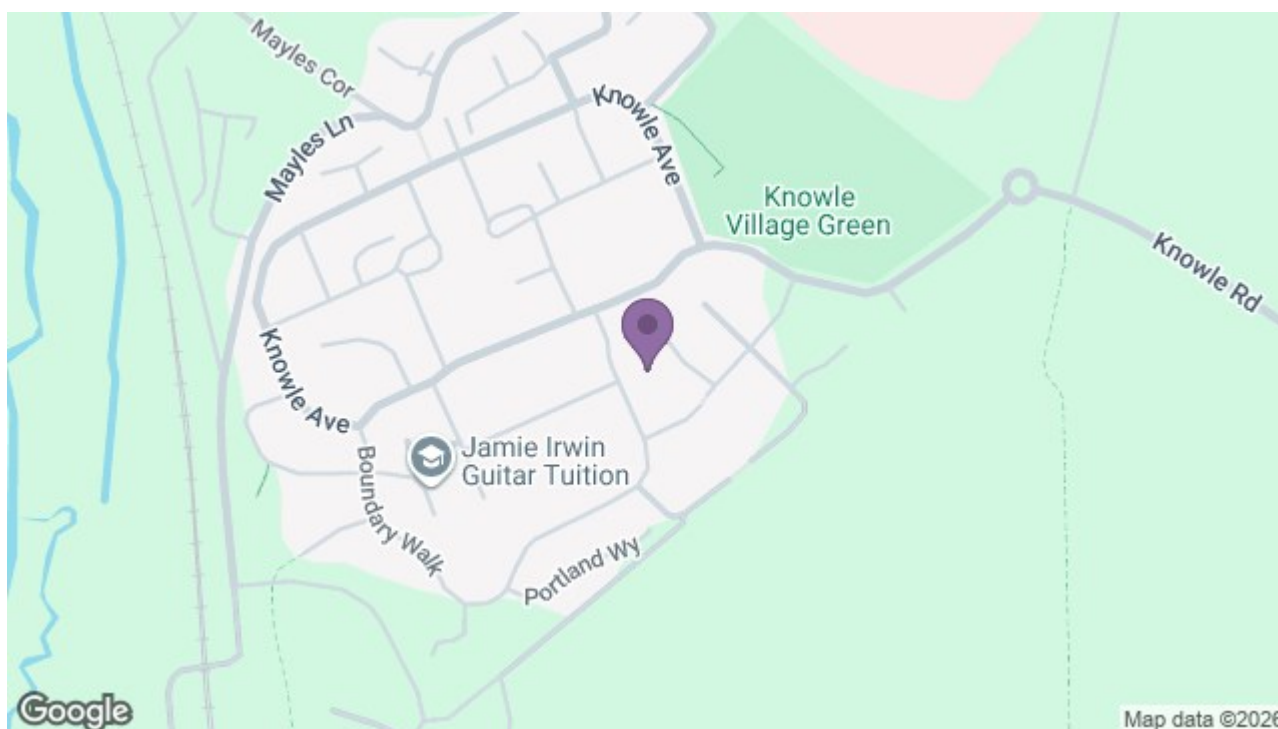
· Contractual damages in the event of the tenant's default of a tenancy agreement; and

· 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	





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