

£1,100 PCM

Derlyn Road, Fareham PO16 7TH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ 1 BEDROOM HOUSE
- ❖ FAMILY BATHROOM
- ❖ CLOACK ROOM
- ❖ INTEGRATED DISHWASHER
- ❖ ALLOCATED PARKING
- ❖ CENTRAL LOCATION
- ❖ EPC RATING C
- ❖ COUNCIL TAX BAND B

Nestled on Derlyn Road in the charming town of Fareham, this delightful one-bedroom end of terraced house, offering a perfect blend of modern living and comfort. The property spans an impressive 624 square feet.

As you step inside, you will be greeted by a fresh and inviting atmosphere, with contemporary finishes that enhance the overall appeal of the home. The layout is thoughtfully designed to maximise space, making it a cosy yet stylish living environment.

The property is available for immediate occupancy, allowing you to settle in without delay. Its prime location in Fareham offers easy access to local amenities, including shops, restaurants, and parks, ensuring that you have everything you need within reach.

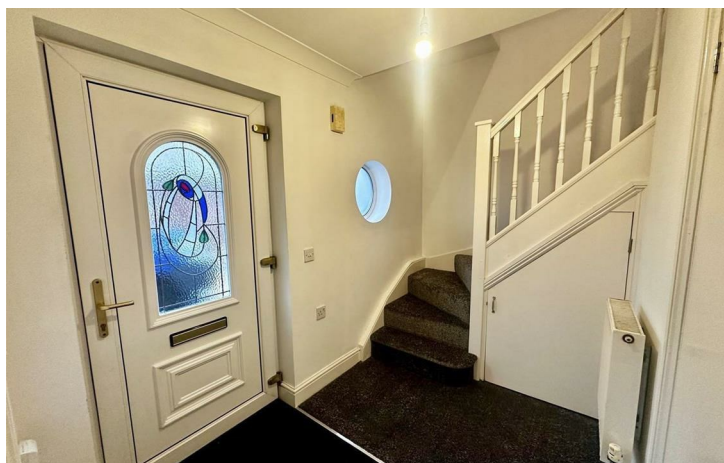
The property benefits from an allocated parking space, an EPC rating of C, and is in Council Tax Band B — making it an affordable and cost-effective choice.

Call us today to secure a viewing.

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

- ENTRANCE HALL
- LIVING ROOM
- KITCHEN
- CLOACK ROOM
- LANDING
- BEDROOM
- BATHROOM

## 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.

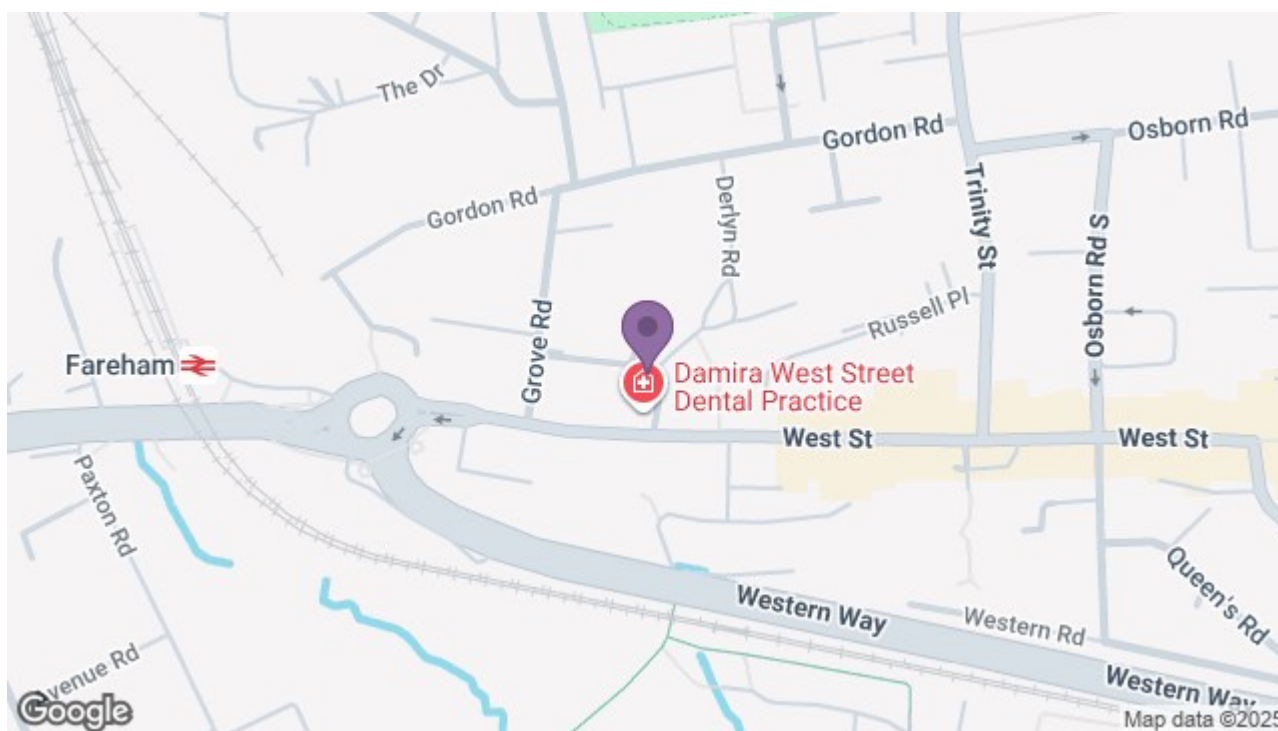
## RTR

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(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

