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**26 Haven Crescent
Hill Head
Fareham
PO14 3LA**

£4,250 PCM

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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			
		77	81

England & Wales EU Directive 2002/91/EC



Situated in the heart of Hill Head, this five bedroom architect-designed residence is available to let from early July.

The ground floor centres around an impressive open-plan kitchen, living and dining space with vaulted-style glazing, complemented by a separate sitting room and an additional snug, providing excellent flexibility for both family living and entertaining. Further accommodation includes a study/home office, utility room, gym space and integral garage.

To the first floor are four well-proportioned bedrooms, including a principal suite with dressing room and en suite bathroom. The remaining bedrooms are served by additional bath/shower facilities, while Bedroom Two benefits from direct access onto a balcony.

A detached annexe/studio provides valuable ancillary accommodation, ideal for guests, independent living, home working or creative use, complete with its own shower room facilities.

Brief Agency Fees
Rent £4,250.00
Deposit £4,903.84
Holding Deposit £962.26

- Open Plan Kitchen/Living/Dining Room**
- Snug**
- Sitting Room**
- Study**
- Downstairs WC**
- Utility Room**
- Garage**
- Bedroom 1**
- Bedroom 1 En Suite**
- Bedroom 2**
- Bedroom 2 En Suite**
- Bedroom 3**
- Bedroom 4**
- Family Bathroom**
- Annex Studio**
- Annex Shower Room**

Property Information
Council Tax: F

Utilities:
Electric: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Mains

To find out information about the mobile services and broadband, please visit the OFCOM website.

Parking: Driveway

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:
* Lost/stolen/replacement keys - £60
* Any amendments or variations to the tenancy agreement - £50
* Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office. All tenancies are granted subject to status!

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