

£2,000 Per Calendar Month

Common Lane, Fareham PO14 4BU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 6 MONTH TENANCY
- ❖ DETACHED BUNGALOW
- ❖ FOUR BEDROOMS
- ❖ TWO BATHROOMS
- ❖ BOOT ROOM
- ❖ INTEGRATED APPLIANCES
- ❖ FIREPLACE IN LOUNGE
- ❖ FRENCH DOORS TO GARDEN
- ❖ AMPLE PARKING
- ❖ PLEASE READ THE DESCRIPTION

6 MONTH TENANCY ONLY This spacious four bedroom detached bungalow is situated along the sought-after Common Lane in Titchfield and is available to rent on a six month tenancy only. Set in a desirable semi-rural position, the property offers generous and versatile accommodation throughout, ideal for those seeking short-term flexibility without compromising on space.

The home is accessed via a practical boot room, perfect for coats, shoes and everyday storage. From here, the property opens into a spacious kitchen/diner, providing ample worktop and cupboard space along with plenty of room for a dining table, making it a great hub for day-to-day living. The lounge is a bright and welcoming space, featuring a fireplace as a focal point and French doors that open directly onto the garden, allowing natural light to flood the room and creating an easy

connection between indoor and outdoor living.

There are four well-proportioned bedrooms, offering flexibility for family living, guests or home working. The property is served by one main bathroom and a separate shower room, adding convenience for a busy household.

Externally, the bungalow benefits from ample off-road parking and a generous garden, providing a pleasant outdoor setting to enjoy during the tenancy.

Available for a six month let only, this is a rare opportunity to secure a substantial detached bungalow in a popular Titchfield location.

Call today to arrange a viewing

02392 553 636

www.bernardsea.co.uk





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PROPERTY INFORMATION

6 MONTH TENANCY ONLY

This property is available on a six month tenancy only, as the owner has obtained planning permission for the land and intends to demolish the bungalow in approximately six months' time. During the tenancy, the owner will require full access to the side and rear of the property in order to potentially commence preparatory works. Should any works begin while the property is occupied, the tenant's garden area will be securely fenced off to ensure privacy and clear separation from the development area.

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 e.g. 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.

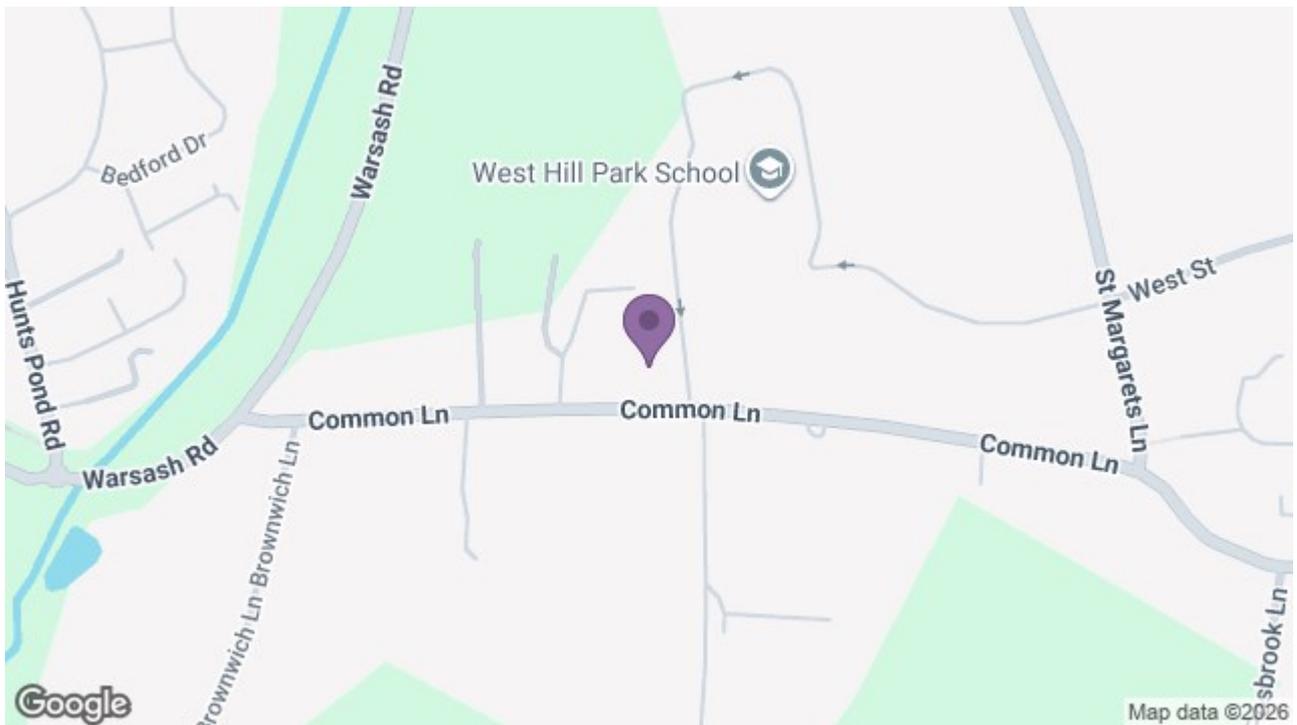
RIGHT TO RENT

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		73
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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