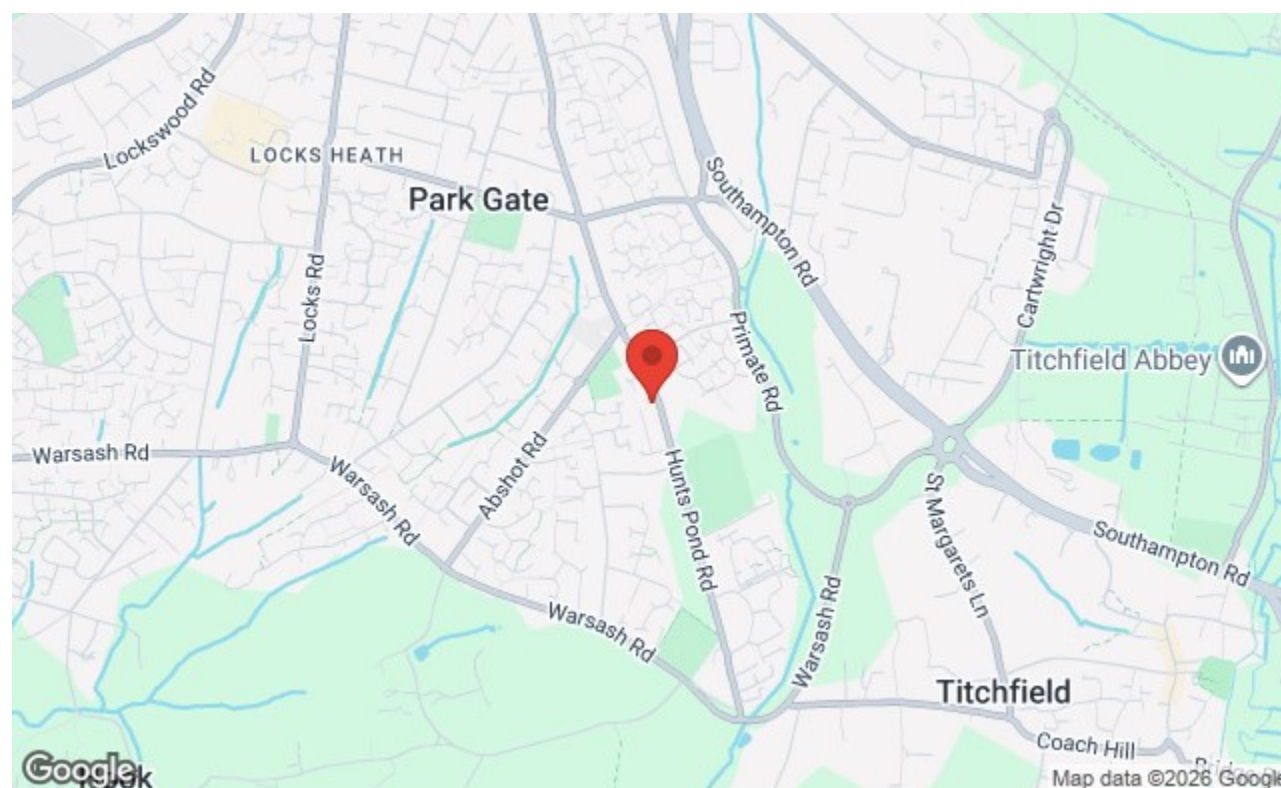




£2,695 Per Calendar Month

Hunts Pond Road, Fareham PO14 4PF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM DETACHED HOUSE
- ❖ ONE BEDROOM ANNEXE
- ❖ DRIVEWAY FOR MULTIPLE CARS
- ❖ SPACIOUS ESTABLISHED REAR GARDEN
- ❖ SUMMERHOUSE WITH TOILET
- ❖ GARDENER INCLUDED IN THE RENT
- ❖ GREAT LOCATION
- ❖ WELL MAINTAINED
- ❖ FLATFAIR DEPOSIT SCHEME AVAILABLE
- ❖ VIEWING HIGHLY RECOMMENDED
- ❖

THREE-BEDROOM FAMILY HOME & SELF-CONTAINED ONE-BEDROOM ANNEXE - GARDENER INCLUDED & AVAILABLE WITH FLATFAIR'S DEPOSIT SCHEME

This impressive and versatile family home offers an exceptional amount of space, both inside and out. The property comprises a spacious three-bedroom main residence together with an adjoining, fully self-contained one-bedroom annexe - ideal for extended family, independent living or those looking for additional private space.

The main house features a generous living room, modern fitted kitchen, utility/dining room, three double bedrooms, a family bathroom and an en-suite.

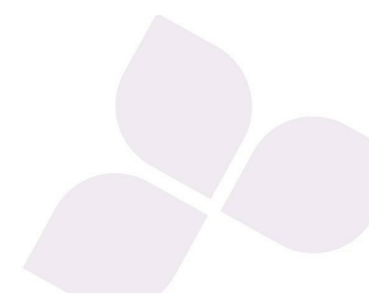
The adjoining annexe benefits from its own modern kitchen, comfortable lounge, double

bedroom and bathroom, providing completely self-contained accommodation.

Outside, the property truly stands out with its exceptionally large and beautifully established garden. The grounds feature a summerhouse with its own toilet, a greenhouse and an abundance of mature trees, including apple and pear trees.

A spacious driveway provides off-road parking for multiple vehicles.

A rare opportunity to rent a substantial and flexible family home with extensive gardens and separate annexe accommodation.



Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

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.

TENANT FEES

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

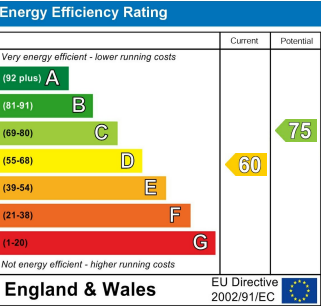
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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.

COUNCIL TAX BAND

D

ENERGY PERFORMANCE RATING

D



Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk