

£600 PCM

West Street, Fareham PO16 0EN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ROOM IN SHARED HOUSE
- ❖ LARGE ROOM
- ❖ BILLS INCLUDED
- ❖ SPACIOUS COMMUNAL AREAS
- ❖ TWO BATHROOMS
- ❖ TOWN CENTRE LOCATION
- ❖ WALKING DISTANCE TO THE TRAIN STATION
- ❖ WALKING DISTANCE TO A SUPERMARKET
- ❖ WALKING DISTANCE TO THE SHOPPING CENTRE

This house share on West Street offers is located in the heart of Fareham. An ideal living arrangement for those seeking convenience and comfort. The property features a communal reception room, alongside a generously sized bedroom that provides. With two bathrooms available, residents can enjoy the luxury of ample facilities, ensuring privacy and ease during busy mornings.

Being situated within walking distance

of both the town centre and the train station this makes it an excellent choice for commuters. The town centre is brimming with shops, cafes, and restaurants, providing a lively atmosphere just a short stroll away.

Additionally, the property includes all bills, allowing for a hassle-free living experience. This house share is perfect for individuals looking for a comfortable and convenient home in a bustling area.

Call today to arrange a viewing  
01329756500  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

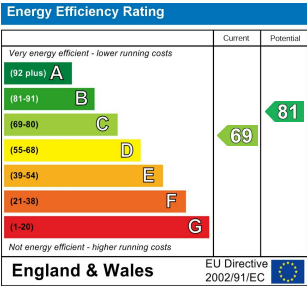
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

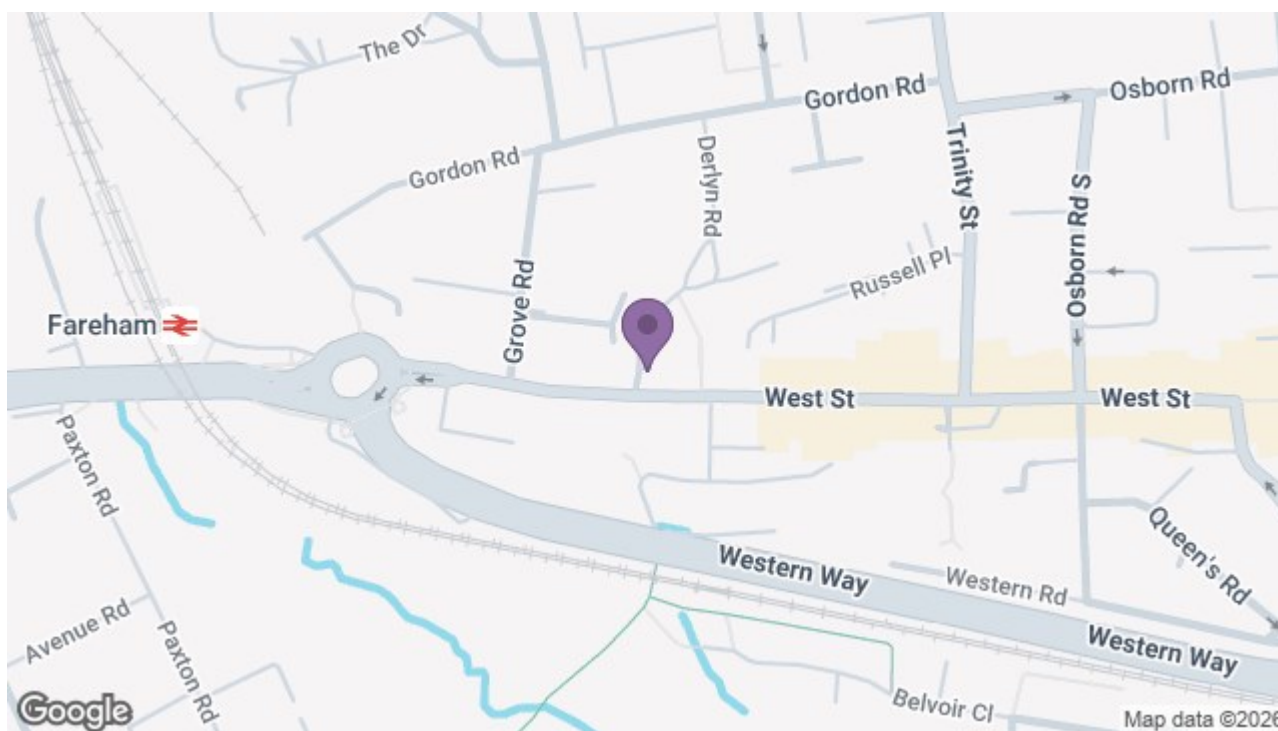
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.

## 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.





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