£1,650 Per Calendar Month

Hartlands Road, Fareham PO16 0NJ

bernards
THE ESTATE AGENTS

4 2 2



HIGHLIGHTS

- AVAILABLE NOVEMBER
- 3/4 BEDROOMS
- FULLY REFURBISHED
- UPSTAIRS BATHROOM
- DOWNSTAIRS SHOWER ROOM
- LOW MAINTENANCE GARDEN
- OPPOSITE THE BUS STATION
- TOWN CENTRE LOCATION
- DRIVEWAY FOR TWO CARS
- VIEWING RECOMMENDED

Situated in a highly convenient location on Hartlands Road, directly opposite Fareham Bus Station and within easy walking distance of Fareham Train Station, the High Street and West Street, this beautifully refurbished three/four-bedroom terraced house offers spacious, versatile accommodation, finished to a high standard throughout.

The property has undergone a complete refurbishment, benefiting from a brand-new contemporary fitted kitchen, stylish new bathrooms, fresh décor and new flooring throughout, creating a modern and welcoming home ready to move into.

The ground floor comprises a bright and spacious lounge, a separate reception room which could easily be utilised as a fourth bedroom, home office or additional living space, and a stunning newly fitted kitchen/diner, providing an excellent space for everyday family living and entertaining.

Further ground-floor accommodation includes a brand-new modern shower room and a practical utility area, offering additional convenience for busy households.

Upstairs, the property boasts three well-proportioned bedrooms and a beautifully finished, brand-new family bathroom.

Externally, the property benefits from a private, low-maintenance rear garden, ideal for relaxing and outdoor entertaining. To the front, there is the added advantage of off-road driveway parking.

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











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PROPERTY INFORMATION

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 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

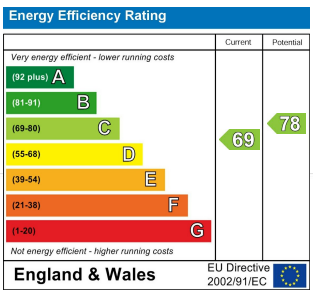
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



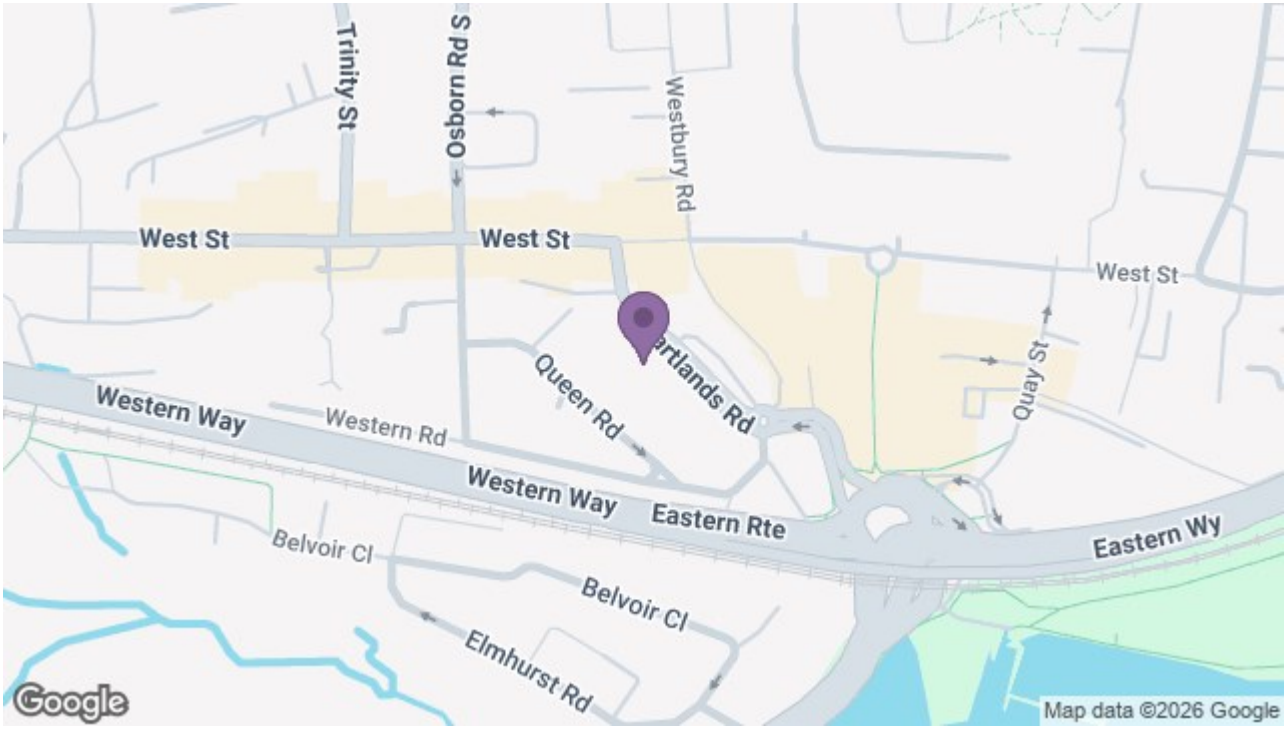








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