

£1,535 PCM

Olive Crescent, Fareham PO16 9NU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ CUL-DE-SAC LOCATION
- ◆ DRIVEWAY
- ◆ GARAGE
- ◆ OPEN-PLAN LIVING AREA
- ◆ MODERN
- ◆ PORTCHESTER
- ◆ DOWNSTAIRS D/W
- ◆ EN-SUITE
- ◆ LARGE LOUNGE
- ◆ RECENTLY REDECORATED

Newly Redecorated Two-Bedroom House in Portchester – Available Now

Located in the popular Portchester area, this well-presented two-bedroom house is ideal for couples, small families, or professionals.

The property features a driveway and garage for convenient

off-road parking and storage. Inside, the home has been newly redecorated throughout and includes a modern kitchen/diner and a separate lounge for added living space.

There are also two bathrooms, providing extra comfort and flexibility.

Available now – get in touch today to arrange a viewing.

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.

## Move In Date

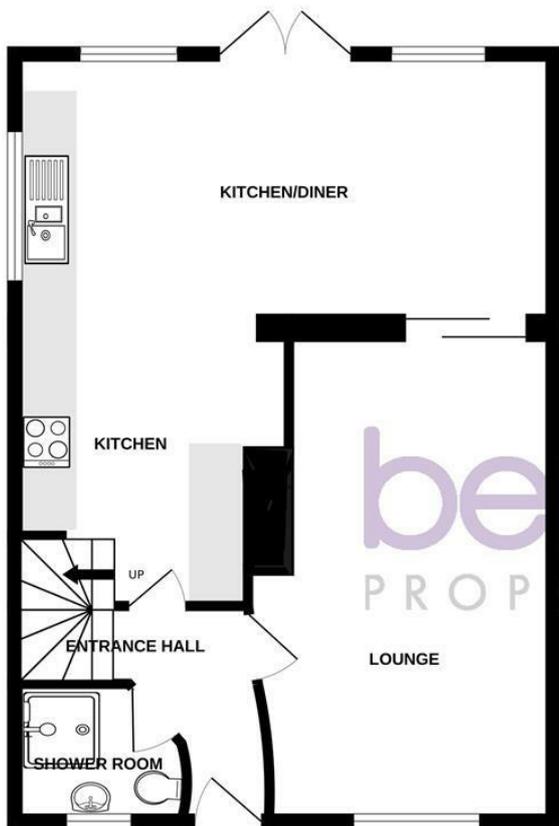
Available to move in on the 20th of June.



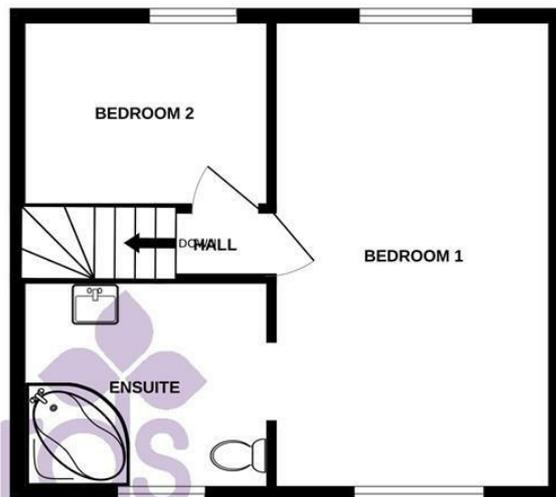
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



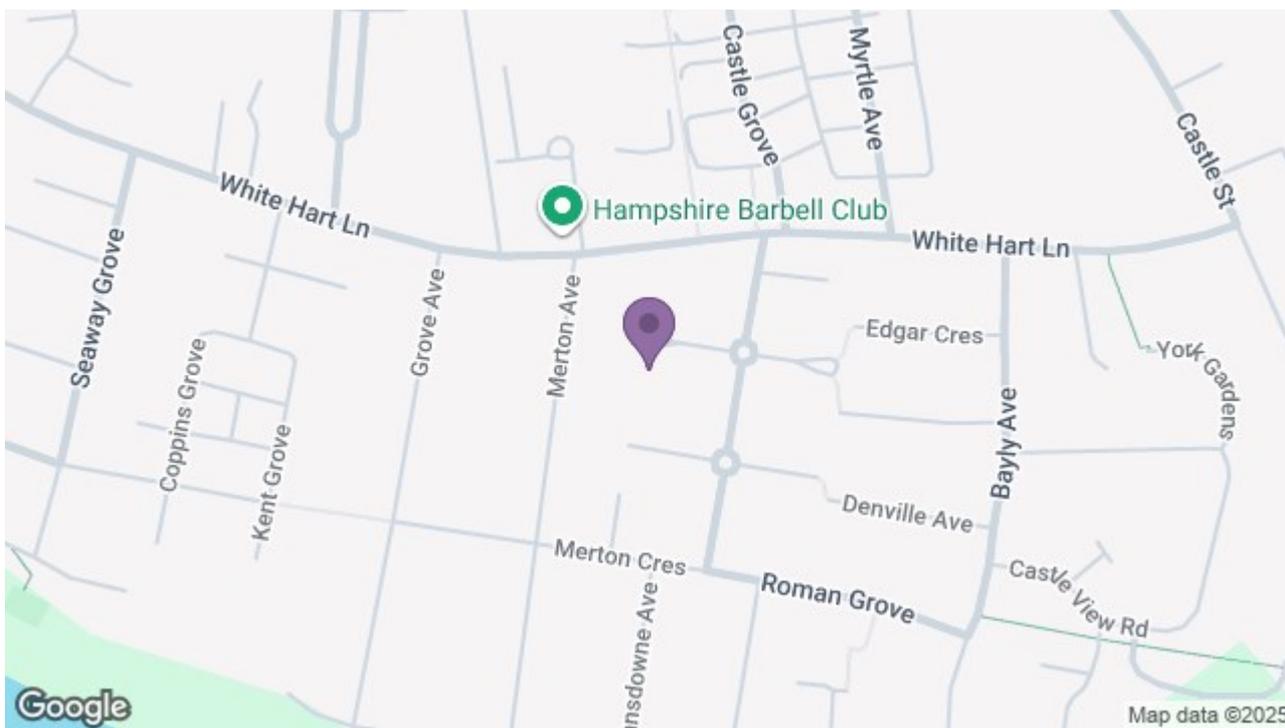
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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