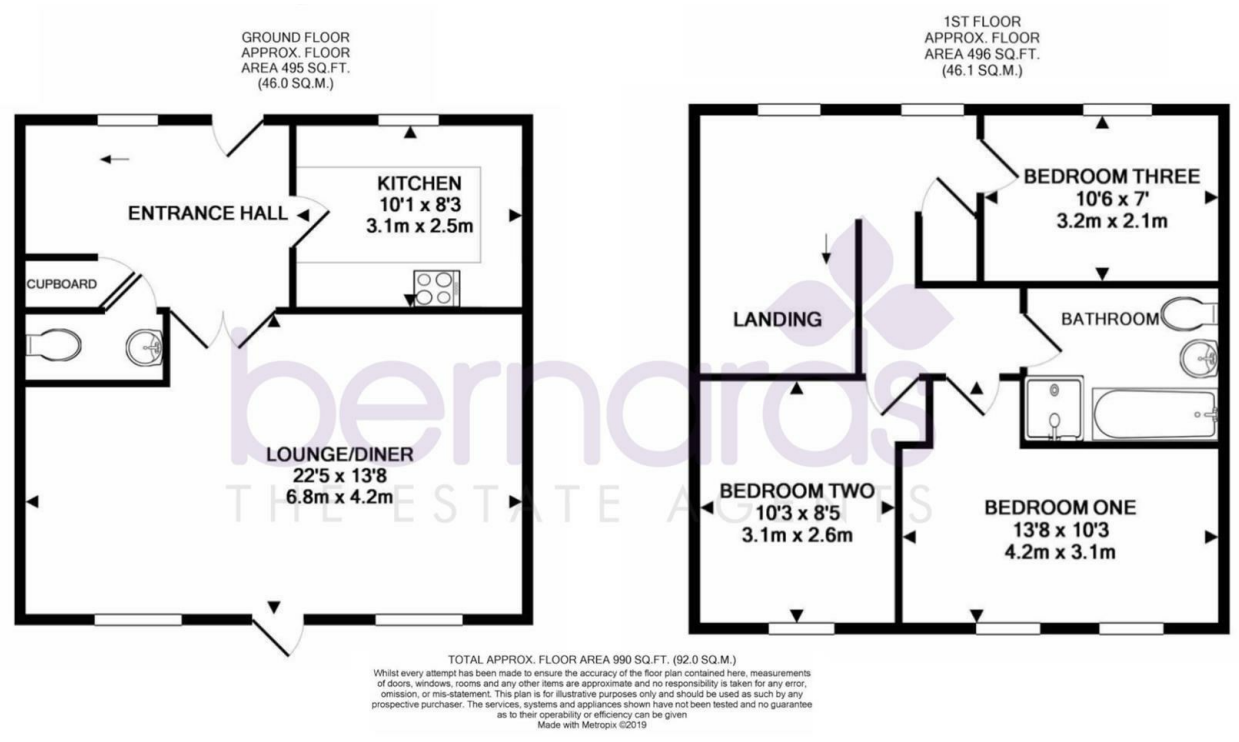


TO LET

£1,650 PCM

Knowle Avenue, Fareham PO17 5JX



3 bedrooms, 2 bathrooms, 1 living area

HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ CHARACTER PROPERTY
- ❖ HIGH SPECIFICATION MAIN BATHROOM WITH SHOWER
- ❖ CUL DE SAC LOCATION
- ❖ ELECTRIC VEHICLE CHARGE POINT
- ❖ AVAILABLE EARLY DECEMBER
- ❖ PRIVATE GARDEN
- ❖ LARGE ENTRANCE HALLWAY WITH MARBLE FLOOR
- ❖ GENEROUS PARKING
- HISTORIC CHARM

Bernards are pleased to welcome to the rental market this charming three bedroom character property in the sought after cul de sac location in Victoria Mews, Knowle. This delightful character house offers a perfect blend of elegance and comfort. As you step inside, you are greeted by a spacious entrance hallway with exquisite marble flooring.

This property boasts three generously sized double bedrooms, providing ample space for family living or accommodating guests. Each room is designed to offer a warm and inviting atmosphere, ensuring a restful retreat at the end of the day.

One of the standout features of this home is the app controlled heating throughout, allowing for a cosy environment regardless of the season. This thoughtful addition enhances the overall comfort and livability of the property, making it

an ideal choice for those seeking a welcoming abode.

The character of the house is evident in its charming architectural details, which add a unique touch to the living experience. Whether you are entertaining guests or enjoying a quiet evening in, this home provides a perfect backdrop for all occasions.

With its prime location in a peaceful cul de sac, residents can enjoy a sense of community while still being conveniently close to local amenities and transport links.

In summary, this character property on Knowle Avenue is a rare find, offering spacious living, elegant features and a tranquil setting. It is an excellent opportunity for anyone looking to settle in a lovely part of Knowle. This property is available early December.

Call today to arrange a viewing
 01329756500
 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 ACT

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;

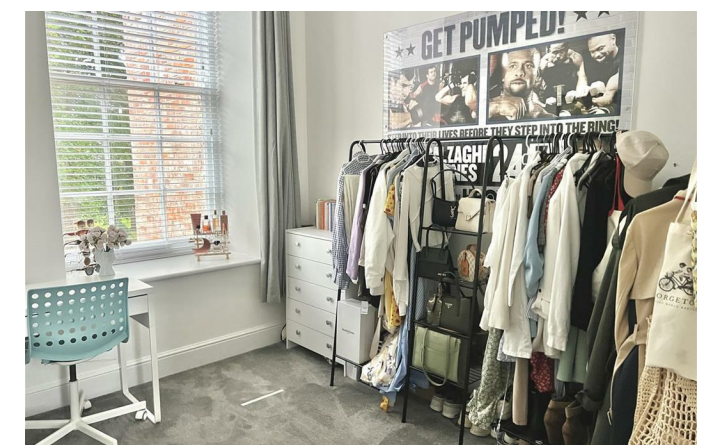
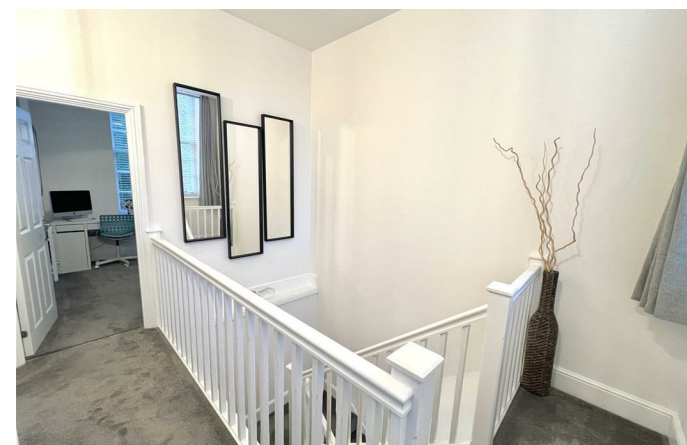
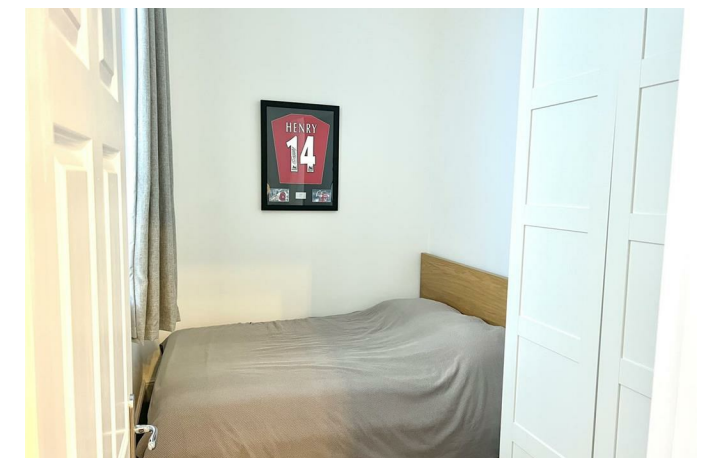
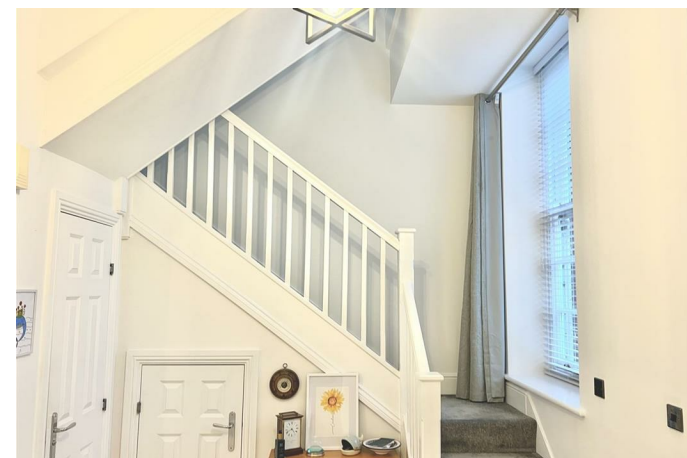
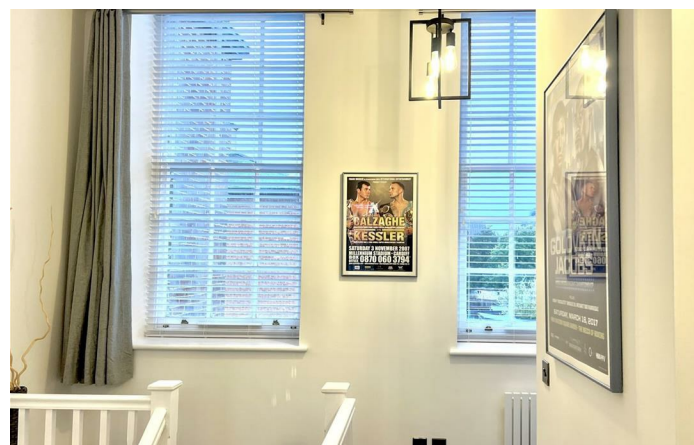
- Council tax (payable to the billing authority);

- 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	77
(55-68) D	
(39-54) E	46
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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