

£2,600 Per Calendar Month

Newgate Lane, Fareham PO14 1BA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE AUGUST
- ❖ DETACHED PROPERTY
- ❖ DRIVEWAY FOR MULTIPLE CARS
- ❖ FOUR DOUBLE BEDROOMS
- ❖ FOUR EN-SUITES
- ❖ LARGE LOUNGE/DINER
- ❖ OPEN PLAN LIVING
- ❖ DOWNSTAIRS STUDY
- ❖ LARGE GARDEN
- ❖ DRESSING ROOM

AVAILABLE AUGUST* *NO DEPOSIT OPTION

Situated in a sought-after location on Newgate Lane, this exceptional four-bedroom detached home offers an impressive amount of living space, making it ideal for families or professional sharers. Each of the four generous double bedrooms benefits from its own en-suite bathroom, with three featuring modern shower rooms and one offering a full bathroom.

The ground floor boasts a spacious lounge/diner, a well-appointed kitchen complete with integrated white goods and French doors opening onto a large private rear garden, perfect for entertaining and family living. Additional accommodation includes a separate office, utility room, welcoming porch/entrance room, and a convenient downstairs WC.

Combining generous proportions with practical living and excellent outdoor space, this superb property is ready to become your next home.

Call today to arrange a viewing
01329756500
www.bernardsea.co.uk





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PROPERTY INFORMATION

Tenant Fee Act 2019

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

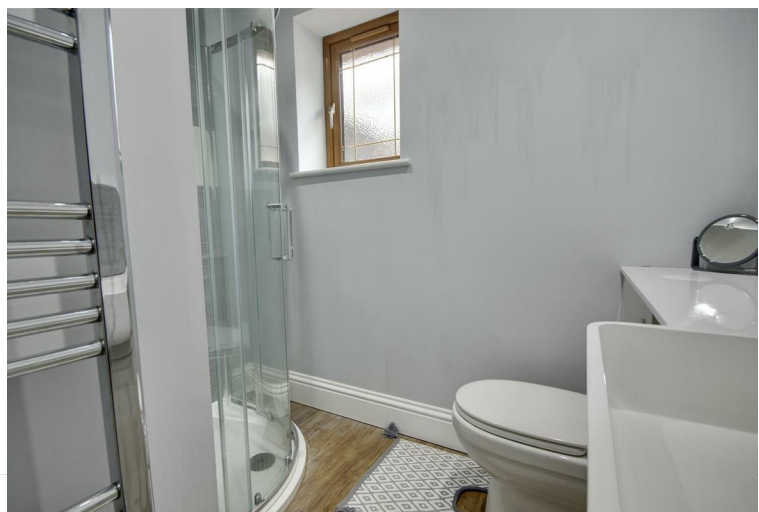
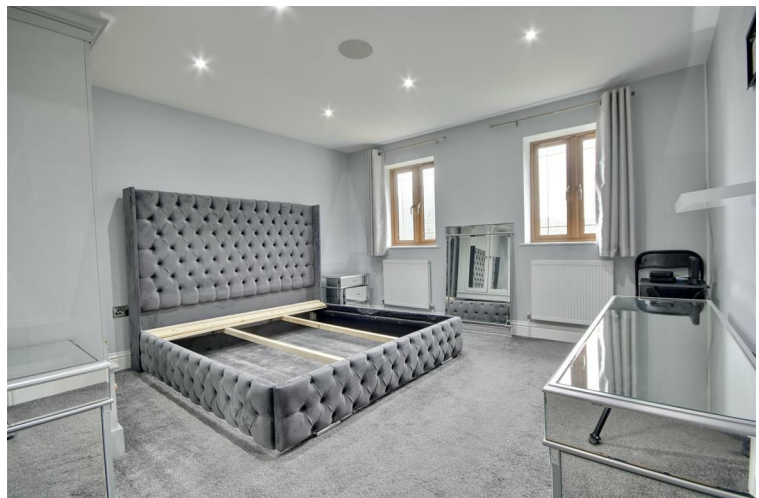
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.



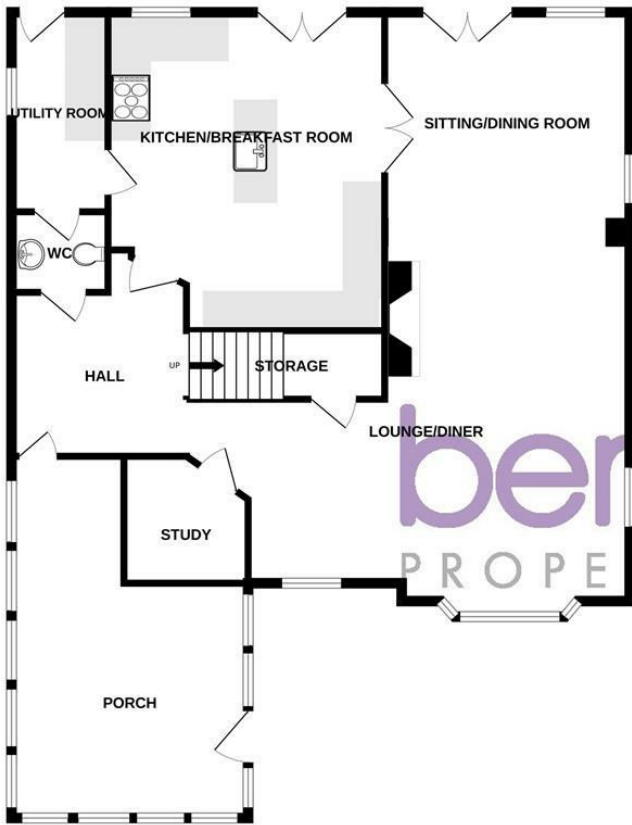
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	84

EU Directive 2002/91/EC

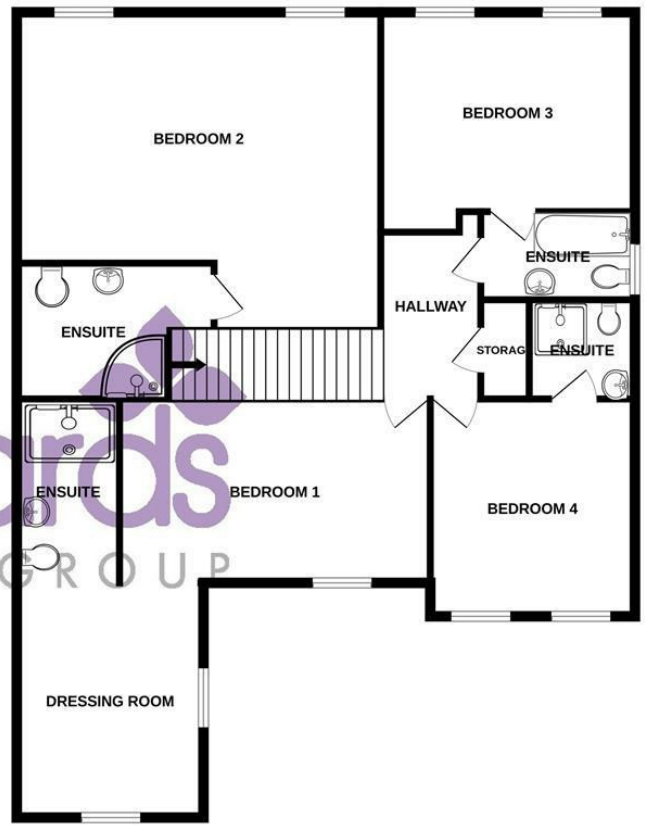
England & Wales



GROUND FLOOR

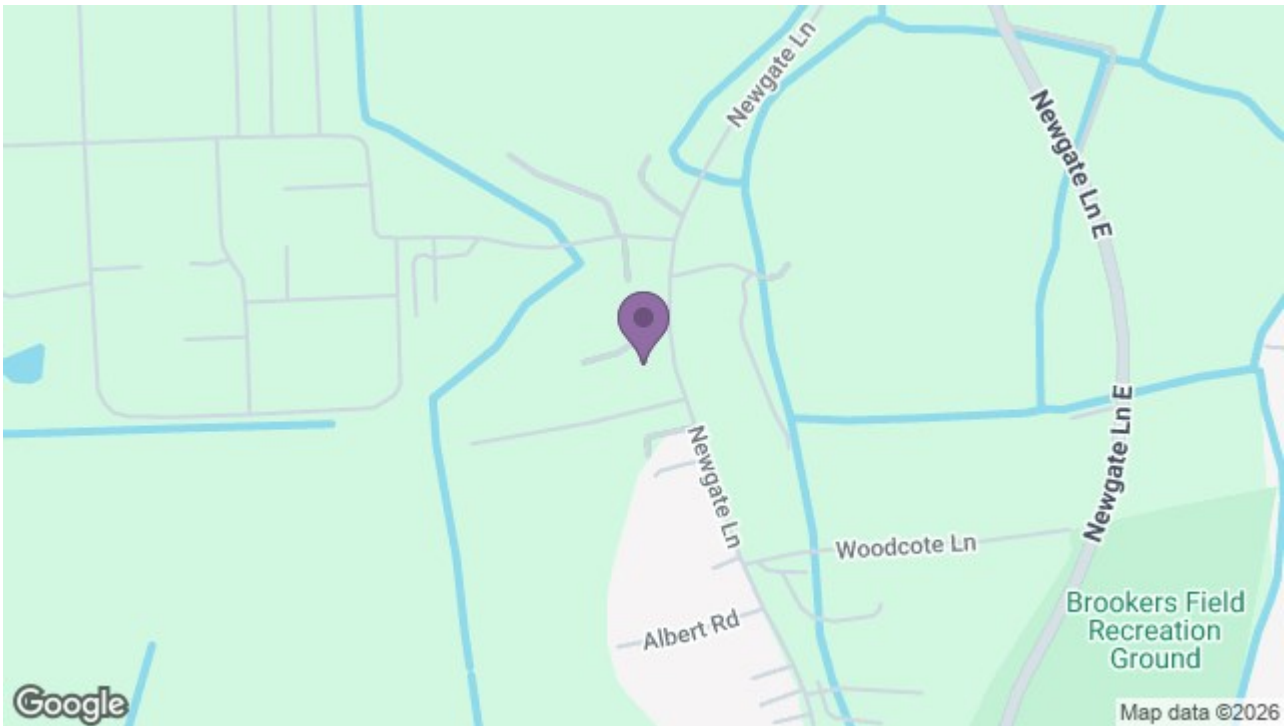


1ST FLOOR



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PROPERTY GROUP

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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