

£1,700 Per Calendar Month

Kennedy Avenue, Fareham PO15
6BJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ AVAILABLE NOW
- ◆ THREE BEDROOMS
- ◆ FOUR PIECE BATHROOM
- ◆ DOWNSTAIRS WC
- ◆ SPACIOUS LOUNGE
- ◆ OPEN PLANNED KITCHEN/BREAKFAST ROOM/DINER
- ◆ FRENCH DOORS TO LANDSCAPED GARDEN
- ◆ DRIVEWAY FOR MULTIPLE CARS
- ◆ BRAND NEW THROUGHOUT
- INTEGRATED APPLIANCES

***AVAILABLE NOW* *GARAGE IN BLOCK*
BRAND NEW THROUGHOUT *FLATFAIR
DEPOSIT SCHEME***

Located in the ever-popular Kennedy Avenue, this beautifully presented three-bedroom mid-terraced home has been thoughtfully modernised throughout to create a stylish and practical family home, ready for an immediate move in.

The property welcomes you with a generous entrance hall, providing an immediate sense of space, alongside the convenience of a downstairs cloakroom/WC. To the front of the property is a spacious lounge, perfect

for relaxing, whilst the impressive open-plan kitchen, dining and breakfast room forms the heart of the home. Offering ample workspace, storage and room for family dining, the space is ideal for both everyday living and entertaining. French doors open directly onto the landscaped rear garden, designed with low maintenance in mind, providing an attractive outdoor space to enjoy all year round.

Upstairs, the property offers three well-proportioned bedrooms, all served by a modern four-piece family bathroom comprising a bath, separate shower cubicle, wash hand basin and WC.

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





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PROPERTY INFORMATION

TENANT FEES

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.

EPC

C

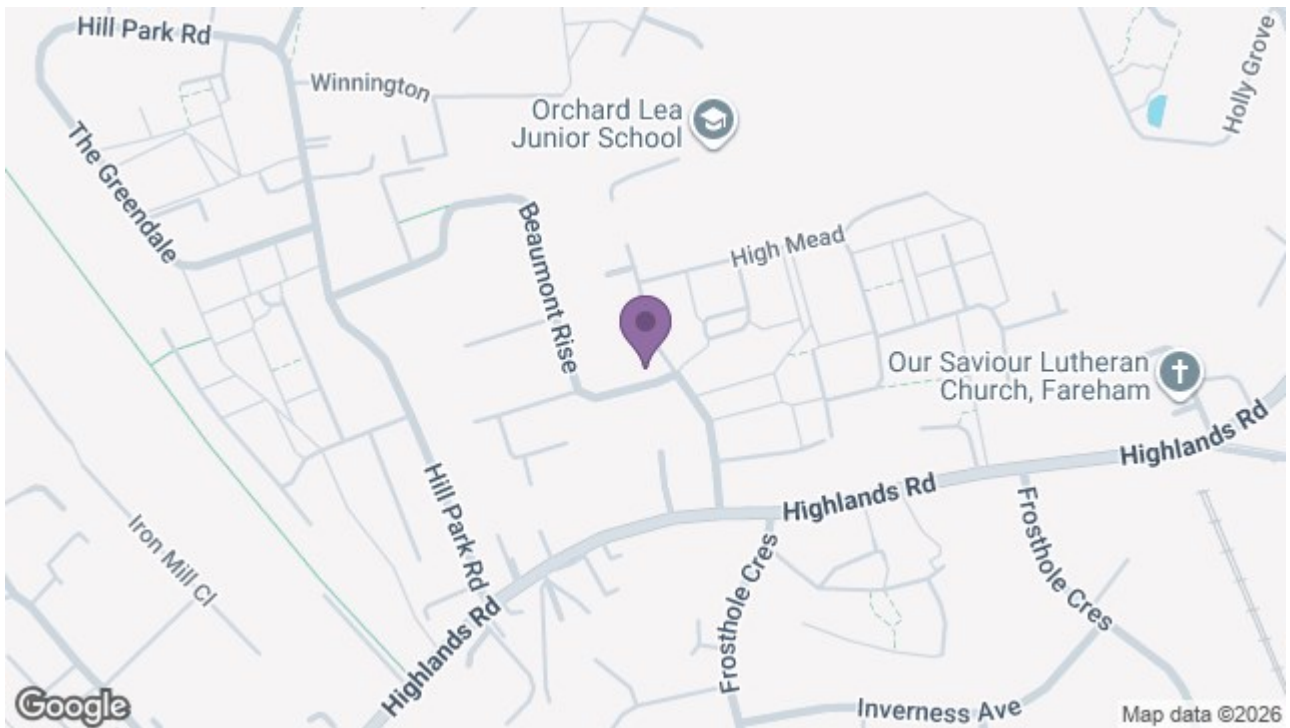
COUNCIL TAX BAND

C



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	
EU Directive 2002/91/EC	
England & Wales	





79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

