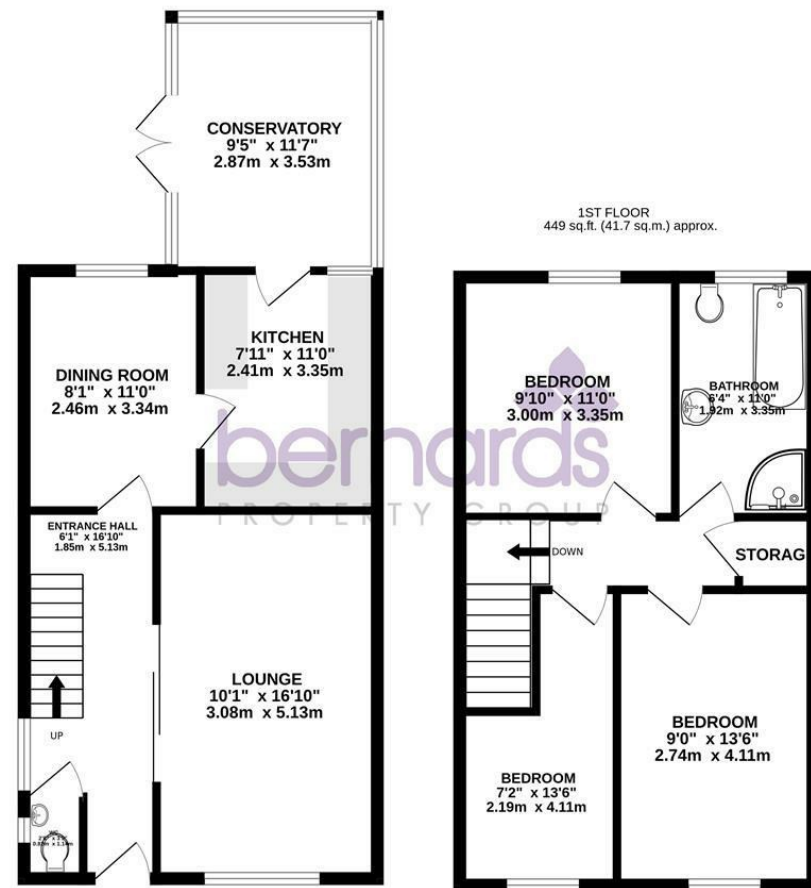


GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.

- BEDROOM: 9'10" x 11'0" (3.00m x 3.35m)
- BEDROOM: 9'0" x 13'6" (2.74m x 4.11m)
- BEDROOM: 7'2" x 13'6" (2.19m x 4.11m)
- BATHROOM: 6'4" x 11'0" (1.92m x 3.35m)
- STORAGE

TOTAL FLOOR AREA: 1007 sq.ft. (93.5 sq.m.) approx.

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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£1,750 Per Calendar Month

Garstons Close, Fareham PO14 4EU

bernards
THE ESTATE AGENTS



3 BEDS 1 BATH 2 CAR

HIGHLIGHTS

- 3 BEDROOMS DETACHED
- FURNISHED / PART FURNISHED, FLEXIBLE
- PARKING
- PETS CONSIDERED
- CONSERVATORY
- MODERN FITTED KITCHEN
- DOWNSTAIRS WC
- EPC RATING TBC
- COUNCIL TAX BAND "D"
- AVAILABLE IN APRIL

Set in the peaceful Garstons Close and just a short stroll from West Hill Park School, this delightful detached home is the perfect family retreat. Built in 1980, it offers 1007 sq ft of thoughtfully laid-out living space, including three well-proportioned bedrooms – two generous doubles and a single – ideal for family life.

Step inside to a welcoming living room, perfect for relaxing after a busy day, and a separate dining room where family meals or entertaining friends feels effortless. The modern fitted kitchen makes cooking a pleasure, while the bright conservatory floods the home with natural light and provides a year-round view of the garden. A handy downstairs WC adds everyday

convenience.

Outside, the low-maintenance garden is perfect for outdoor relaxation or play, and there's ample parking for multiple vehicles.

The home is beautifully presented and ideally furnished, though the owner is flexible, giving you the opportunity to make it your own.

With its quiet setting, excellent local schools, and modern comforts, this home offers a wonderful lifestyle in the heart of Titchfield.

If you would like to make this property your new home, Call us today to arrange a viewing!

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
6'0" x 16'9" (1.83m x 5.13m)

DINNING ROOM
8'0" x 10'11" (2.46 x 3.34)

LOUNGE
10'1" x 16'9" (3.08 x 5.13)

KITCHEN
7'10" x 10'11" (2.41 x 3.35)

CONSERVATORY
9'4" x 11'6" (2.87 x 3.53)

BEDROOM 1
7'2" x 13'5" (2.19 x 4.11)

BEDROOM 2
9'10" x 10'11" (3 x 3.35)

BEDROOM 3
8'11" x 13'5" (2.74 x 4.11)

BATHROOM
6'3" x 10'11" (1.92 x 3.35)

TFA 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 e.g. 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.

RTR
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		
England & Wales		
EU Directive 2002/91/EC		

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