

£5,000 PCM

Skylark Meadows, Fareham PO15
6TJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SECURE GATED DEVELOPMENT
- ❖ SOLAR PANELS
- ❖ DOUBLE GARAGE AND PARKING
- ❖ OPEN PLANNED KITCHEN/DINER
- ❖ CONTEMPORARY LIVING ROOM
- ❖ GAMES ROOM/PLAY ROOM
- ❖ SEPARATE OFFICE
- ❖ FIVE BEDROOMS
- ❖ ENSUITE TO TWO BEDROOMS
- ❖ BI FOLD DOORS TO A LANDSCAPED GARDEN

Nestled within the tranquil Skylark Meadows in Whiteley, this impressive detached residence offers approximately 3,164 sq ft of beautifully presented living accommodation. Boasting five generous bedrooms and four contemporary bathrooms, the home is ideally suited to families seeking both space and comfort.

The welcoming entrance leads to three elegant reception rooms, providing versatile areas for relaxing and entertaining. Thoughtfully designed to maximise natural light, the layout creates a bright and inviting atmosphere throughout. A double garage adds practicality, offering secure parking and additional storage.

Set behind secure gates, the property enjoys a high level of privacy and peace, making it a true retreat from everyday life.

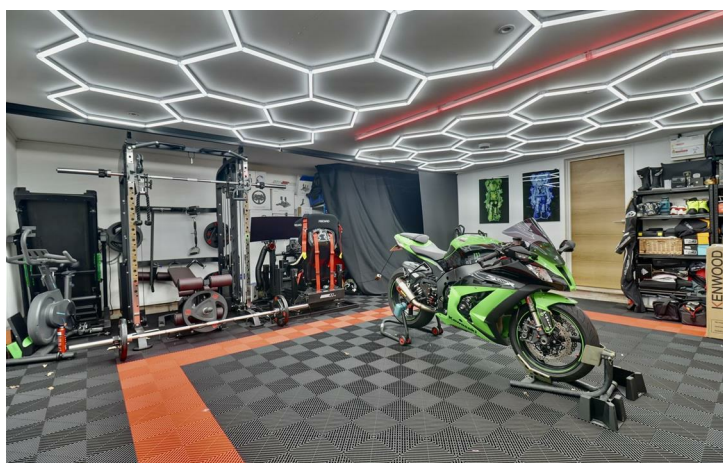
Solar panels enhance energy efficiency and sustainability, aligning perfectly with modern living priorities.

With ample parking for up to six vehicles, the home is well equipped for family life and entertaining guests. Offered unfurnished, it provides a blank canvas for new owners to personalise and make their own.

In summary, this exceptional home in Skylark Meadows is a rare opportunity, combining spacious interiors, modern features and a desirable location. Perfectly positioned in a peaceful yet well-connected area of Whiteley, this property is not to be missed.

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





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PROPERTY INFORMATION

Right to Rent checks

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

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, s e w e r a g e), 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.

Kitchen/Diner

18'6" x 25'2" (5.64 x 7.69)

Lounge

18'10" x 11'10" (5.75 x 3.63)

Games Room

18'5" x 10'3" (5.63 x 3.13)

Home Office

11'9" x 7'10" (3.59 x 2.40)

Garage

21'0" x 19'9" (6.41 x 6.04)

Master Bedroom

27'2" x 15'3" (8.30 x 4.67)

Ensuite

10'5" x 7'3" (3.18 x 2.21)

Bedroom Two

11'3" x 19'10" (3.45 x 6.05)

Ensuite 2

6'7" x 14'4" (2.03 x 4.39)

Bedroom Three

10'7" x 12'4" (3.23 x 3.76)

Bedroom Four

8'2" x 12'4" (2.51 x 3.76)

Bedroom Five

8'5" x 8'2" (2.59 x 2.51)

Master Bathroom

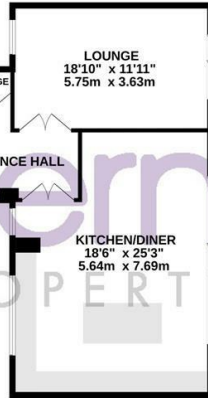
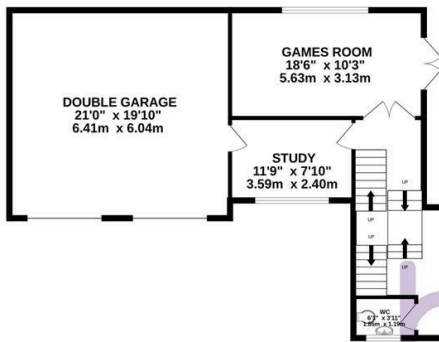
7'4" x 10'5" (2.26 x 3.18)



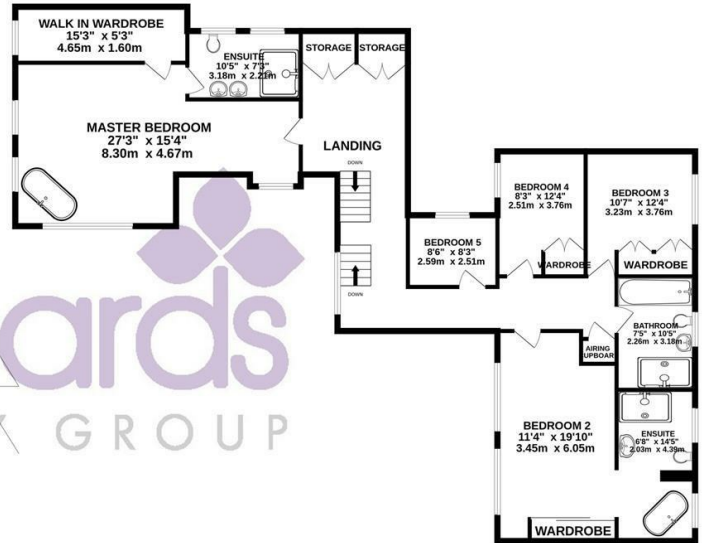
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	78
EU Directive 2002/91/EC		



GROUND FLOOR
1641 sq.ft. (152.5 sq.m.) approx.



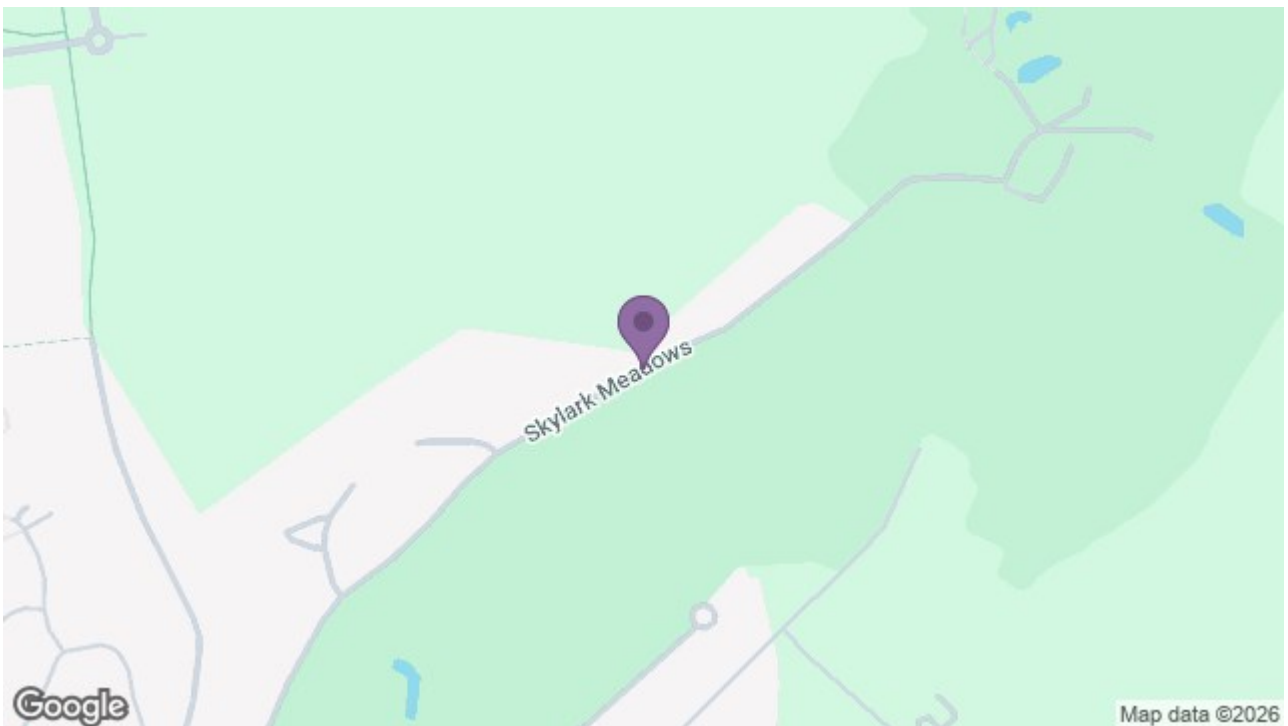
1ST FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



TOTAL FLOOR AREA : 3164 sq.ft. (293.9 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

