£1,250 Per Calendar Month

Wickham Road, Fareham PO16 7EU



HIGHLIGHTS

- AVAILABLE END OF JUNE
- TWO DOUBLE BEDROOMS
- NEW MODERN KITCHEN
- TWO RECEPTION ROOMS
- UPDATED MODERN FAMILY BATHROOM
- TIERED GARDEN TO REAR
- OUTDOOR SHED
- GAS CENTRAL HEATING
- CLOSE TO FAREHAM TOWN CENTRE
- COUNCIIL TAX BAND B

Recently Refurbished Two Bedroom House | Modern Kitchen | Tiered Garden

Bernards are delighted to present to the market this recently refurbished two-bedroom terraced house, conveniently situated close to local amenities and transport links.

The accommodation has been redecorated throughout and benefits from a new kitchen , new family bathroom and newly fitted flooring creating a bright and modern feel whilst retaining character features. The ground floor comprises a spacious living room, separate reception room and a newly fitted kitchen with a range of wall and base units, integrated oven, hob and fridge freezer, and access to the rear garden.

Upstairs, the property offers two well-proportioned double bedrooms and a family bathroom.

Externally, there is an enclosed low-maintenance tiered garden to the rear.

Further benefits include gas central heating, double glazing and neutral décor throughout, making the property ready for immediate occupation.

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











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PROPERTY INFORMATION

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 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.

RTR

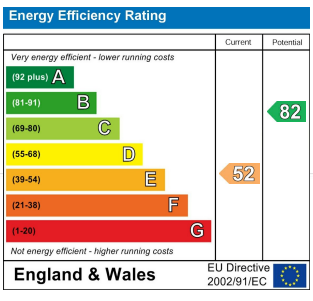
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



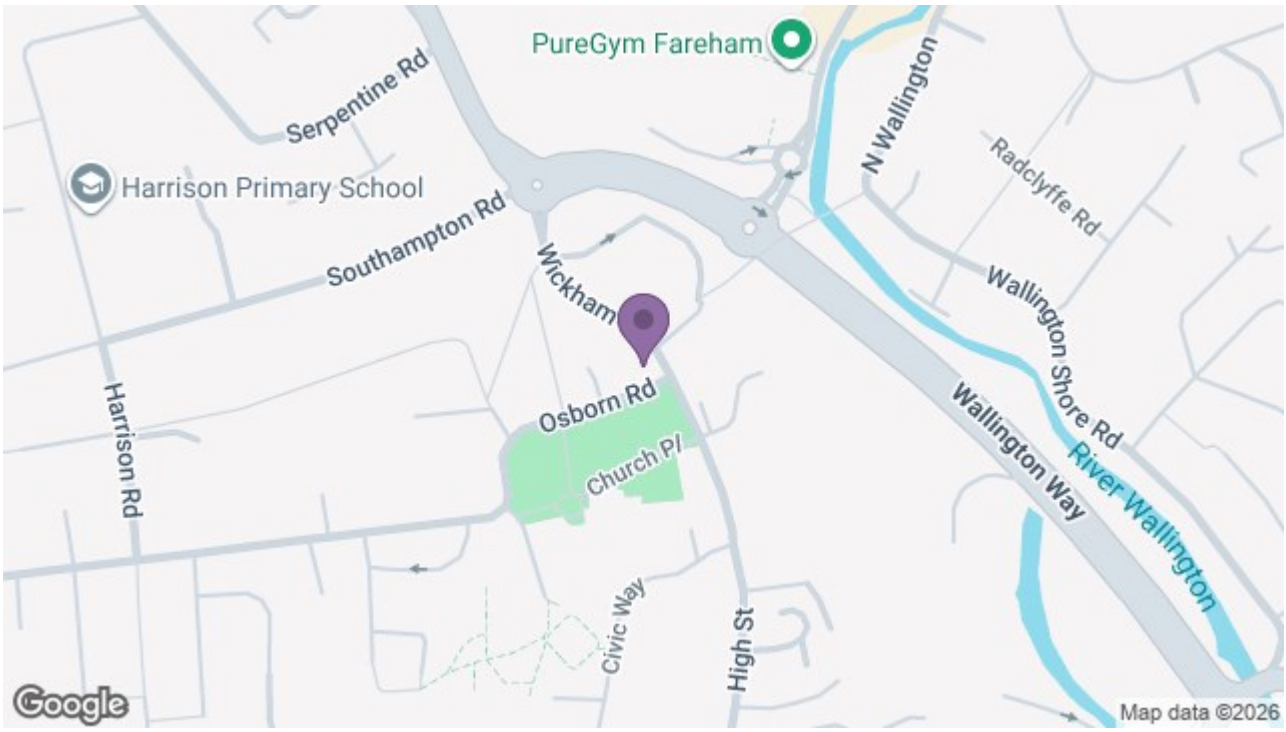








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