



£1,650 PCM

Windmill Grove, Fareham PO16 9HU

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1003 sq.ft. (93.1 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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## HIGHLIGHTS

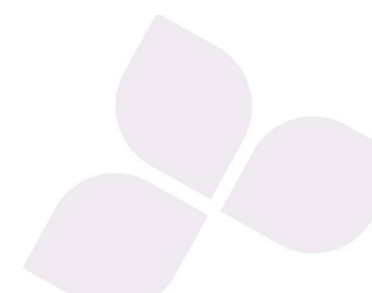
- ❖ END OF TERRACE HOUSE
- ❖ LARGE LOUNGE
- ❖ FULLY REFURBISHED
- ❖ MODERN THROUGHOUT
- ❖ PORTCHESTER LOCATION
- ❖ DRIVEWAY FOR TWO CARS
- ❖ THREE BEDROOMS
- ❖ DOWNSTAIRS WC
- ❖ UTILITY ROOM
- ❖ LARGE GARDEN

This stunning property is situated in the highly sought-after location of Portchester, within walking distance to the shore. The property has been fully refurbished throughout, offering a modern and stylish living space.

As an end-of-terrace house, it benefits from side access. Downstairs, you'll find a spacious lounge with patio doors leading to the garden, along with a separate kitchen/diner. Additionally, there is a convenient downstairs WC and a utility room.

Upstairs, the property boasts a bathroom complete with both a bath and shower, as well as three well-proportioned bedrooms. To the front of the property, there is a driveway offering space for two cars, while the large garden at the rear provides a fantastic outdoor space.

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01329756500  
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# PROPERTY INFORMATION

## 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, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the

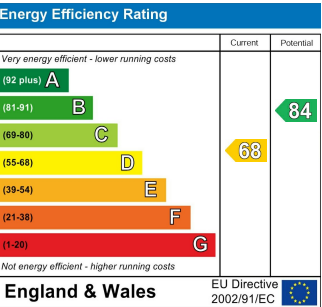
- late payment of rent (up to 3 % above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 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.

## MOVE IN DATE

Available to move in on the 31st of March



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