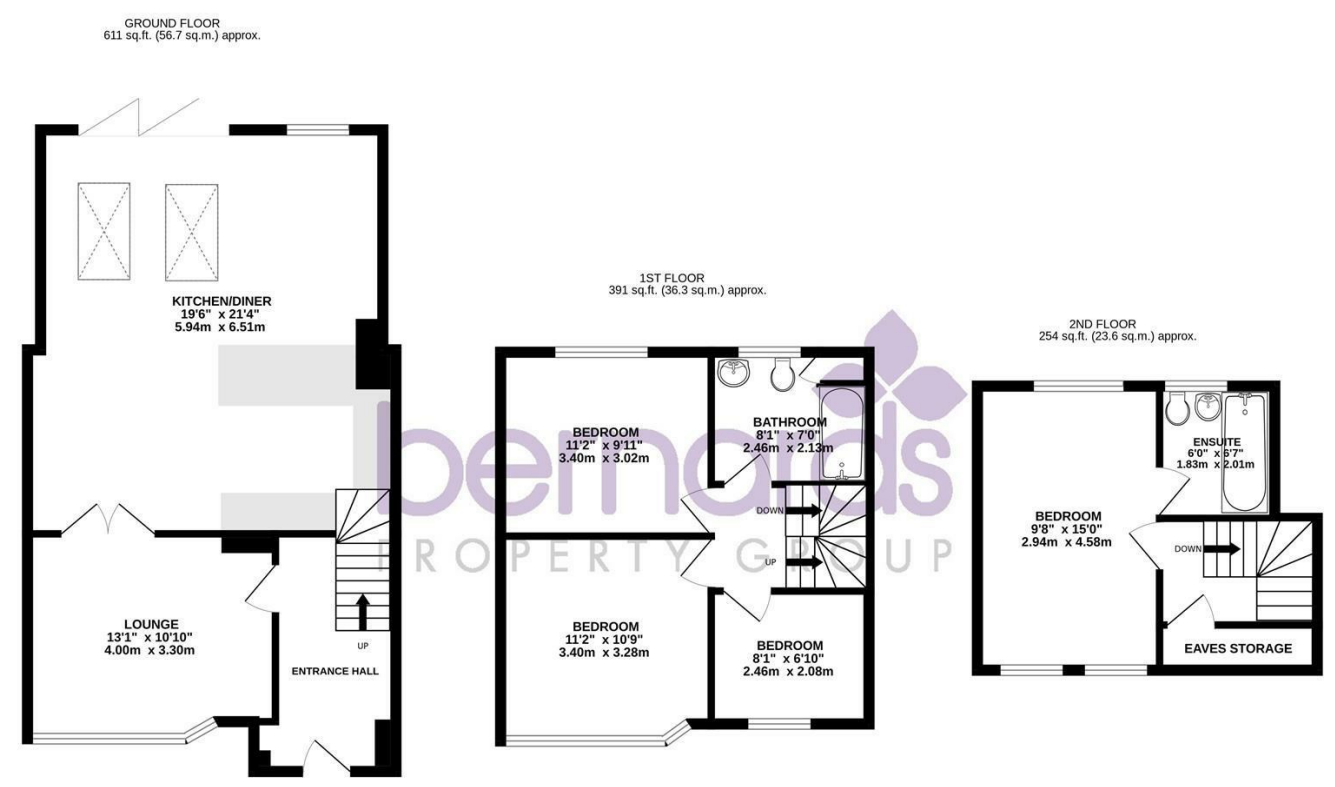


**TO LET**

£1,850 Per Calendar Month  
Fairfield Avenue, Fareham PO14 1EL



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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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4 Bedrooms, 2 Bathrooms, 2 Living Areas

**HIGHLIGHTS**

- ❖ 4 BEDROOMS
- ❖ IMMACULATE AND MODERN
- ❖ DOUBLE DRIVE
- ❖ OPENPLAN KITCHEN DINER
- ❖ BIFOLDS TO REAR
- ❖ LANDSCAPED GARDEN
- ❖ AVAILABLE NOW
- ❖ COUNCIL TAX BAND "C"
- ❖ CLOSE TO LOCAL SCHOOLS

Bernards Estates are pleased to present this charming 4 bedroom house in Fairfield Avenue, Fareham.

This delightful terraced house offers a perfect blend of comfort and convenience.

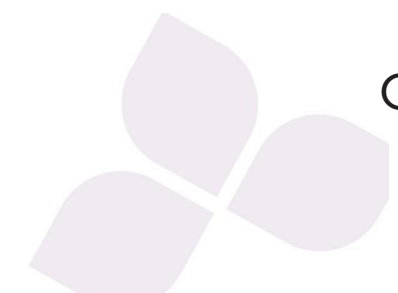
With a spacious reception rooms and huge open plan kitchen/diner, this property is ideal for both relaxation and entertaining guests. The well-appointed layout features four generously sized bedrooms, providing ample space for families or those seeking extra room for guests or a home office.

The house boasts two modern

bathrooms, ensuring that morning routines run smoothly for everyone in the household. The thoughtful design and layout of the property create a welcoming atmosphere, making it a wonderful place to call home.

In addition to its immaculate interior, this property also offers practical benefits, including parking for two vehicles, a valuable asset in this desirable area. The location on Fairfield Avenue provides easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

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



# PROPERTY INFORMATION

- FRONT
- ENTRANCE HALL
- LOUNGE
- KITCHEN / DINER
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- FAMILY BATHROOM
- ENSUITE
- GARDEN

- 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.

**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);



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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