

£1,950 Per Calendar Month

Merrow Close, Fareham PO16 9TL



HIGHLIGHTS

- ❖ AVAILABLE END OF JULY
- ❖ FOUR BEDROOMS
- ❖ DOWNSTAIRS BATHROOM
- ❖ EN-SUITE SHOWER ROOM
- ❖ LARGE EXTENDED GARDEN
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ KITCHEN/DINER
- ❖ SEPARATE LOUNGE
- ❖ CUL-DE-SAC

Spacious Four-Bedroom Semi-Detached Home with Garage & Large Garden; Available End of July

This well-proportioned four-bedroom semi-detached home, ideally situated in the popular residential location of Merrow Close, Portchester offers flexible living accommodation, generous outdoor space, and off-road parking, this fantastic family home is available from the end of July.

The ground floor comprises a welcoming lounge, a modern kitchen/diner, a double bedroom, and a convenient family

bathroom.

Upstairs, the property offers three further well-sized bedrooms, with the principal bedroom benefiting from its own en-suite shower room.

Externally, the property boasts a substantial rear garden, which has been extended around the side of the house, providing excellent outdoor space for families or those who enjoy entertaining. Further benefits include a garage, driveway parking, gas central heating, and double glazing throughout.

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





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PROPERTY INFORMATION

Tenant Fees

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

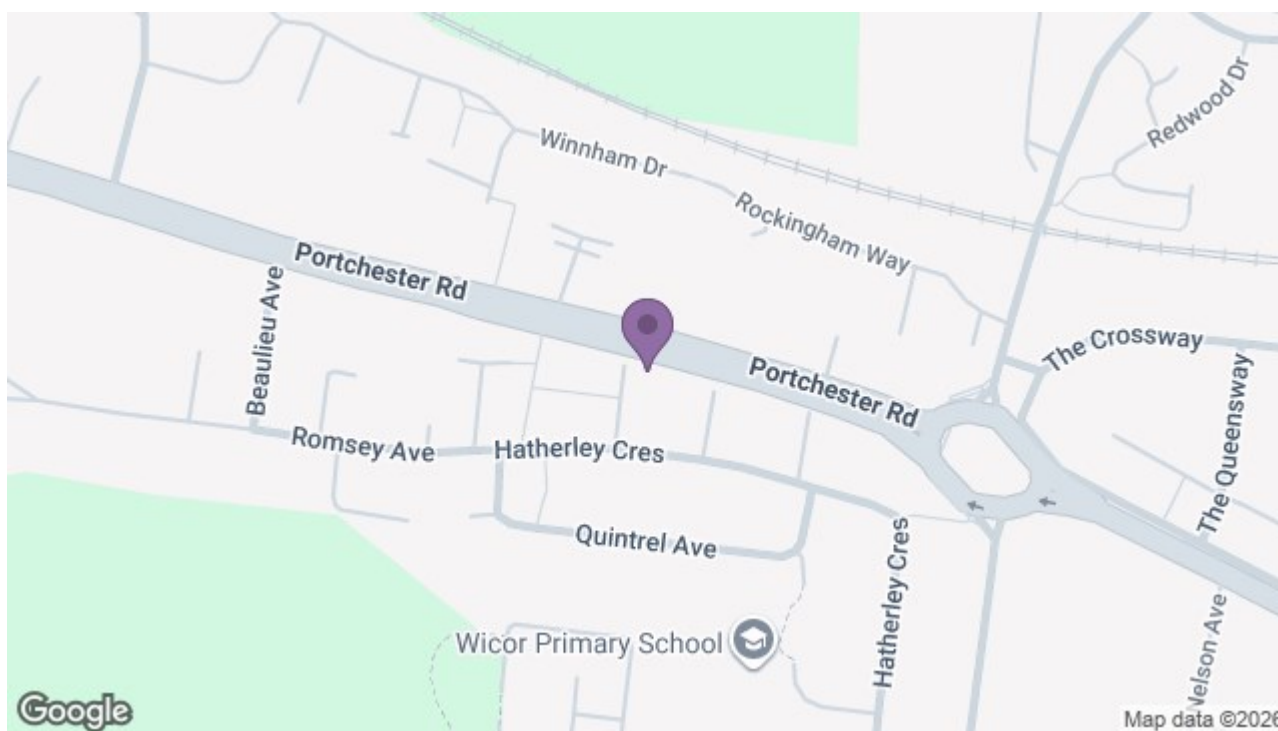
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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

Council Tax Band C

Energy Performance Rating E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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