

£1,400 Per Calendar Month

Southampton Hill, Fareham PO14  
4AL



## HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ 3 BEDROOMS
- ❖ LARGE GARDEN
- ❖ SPACIOUS LOUNGE
- ❖ MODERN KITCHEN
- ❖ PETS CONSIDERED
- ❖ ON ROAD PARKING
- ❖ EPC RATING D
- ❖ COUNCL TAX BAND C

Nestled in the charming area of Titchfield, Fareham, this delightful house on Southampton Hill offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including one double and two singles, this property is ideal for families or those seeking extra space.

The heart of the home is a contemporary kitchen, designed to meet the needs of today's lifestyle with a small dinning area, making meal preparation a pleasure. The reception room provides a warm and welcoming space for relaxation and entertaining guests.

One of the standout features of this property is the expansive garden, which offers ample

outdoor space for gardening, play, or simply enjoying the fresh air. It is a perfect setting for summer barbecues or quiet evenings under the stars.

This house is not just a place to live; it is a home where memories can be made. With its modern amenities and spacious layout, it is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely property your own.

Titchfield is a highly attractive, historic village offering a blend of medieval charm, scenic nature, and rich heritage.

Call today to arrange a viewing  
01329756500  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## Lounge

maximum of 1 week's rent);



## Kitchen

- 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);



## Bedroom 1

- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);

## Bedroom 2

- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);

## Bedroom 3

- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

## Bathroom

- Council tax (payable to the billing authority);

## Garden

- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

## 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);

- 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;

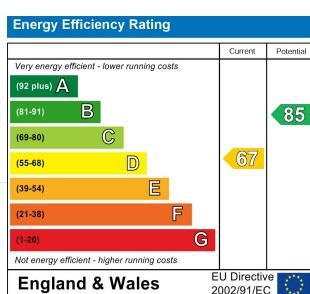
- Council tax (payable to the billing authority);

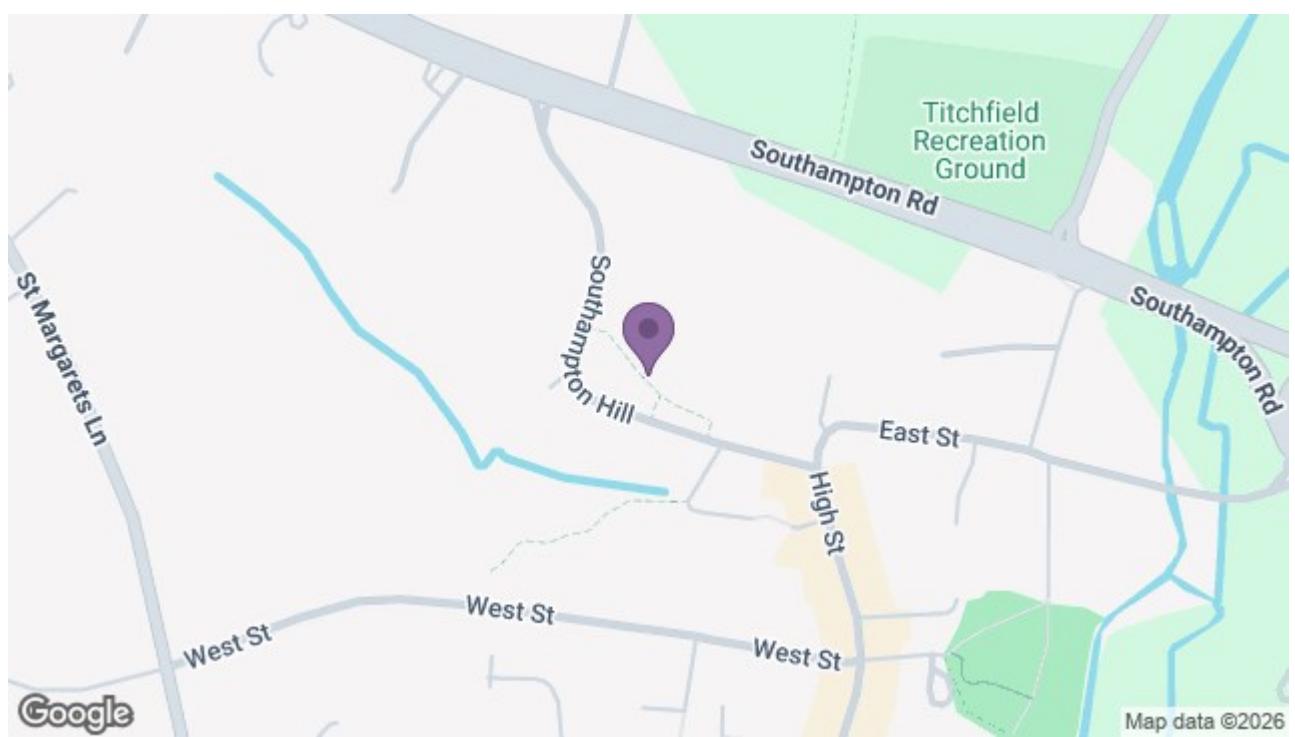
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

- 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.





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