

£1,250 Per Calendar Month

Wickham Road, Fareham PO16 7EU



## HIGHLIGHTS

- ❖ AVAILABLE THIS MONTH
- ❖ SEPARATE LOUNGE
- ❖ DINING ROOM
- ❖ KITCHEN
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ OUTDOOR STORAGE
- ❖ REAR GARDEN
- ❖ CLOSE TO FAREHAM TOWN CENTRE
- COUNCIL TAX BAND B

Available this month is this charming two-bedroom terraced house situated on the ever-popular Wickham Road in Fareham.

The property offers well-proportioned accommodation throughout, beginning with a separate living room to the front of the property, leading through to a spacious dining room, creating versatile living space ideal for both relaxing and entertaining. To the rear, the fitted kitchen provides ample storage and worktop space with access to the garden.

Upstairs, the property benefits from two generous double bedrooms, both featuring attractive original fireplaces which add character and charm. A family bathroom is also located on the first floor.

Externally, there is a private rear garden with brick-built storage sheds, providing excellent outdoor storage space.

Conveniently positioned within easy reach of Fareham town centre, local amenities, transport links and Fareham train station, this property would suit professional couples, small families or commuters alike.

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





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# PROPERTY INFORMATION

## 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.

## Tenant Fees

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:

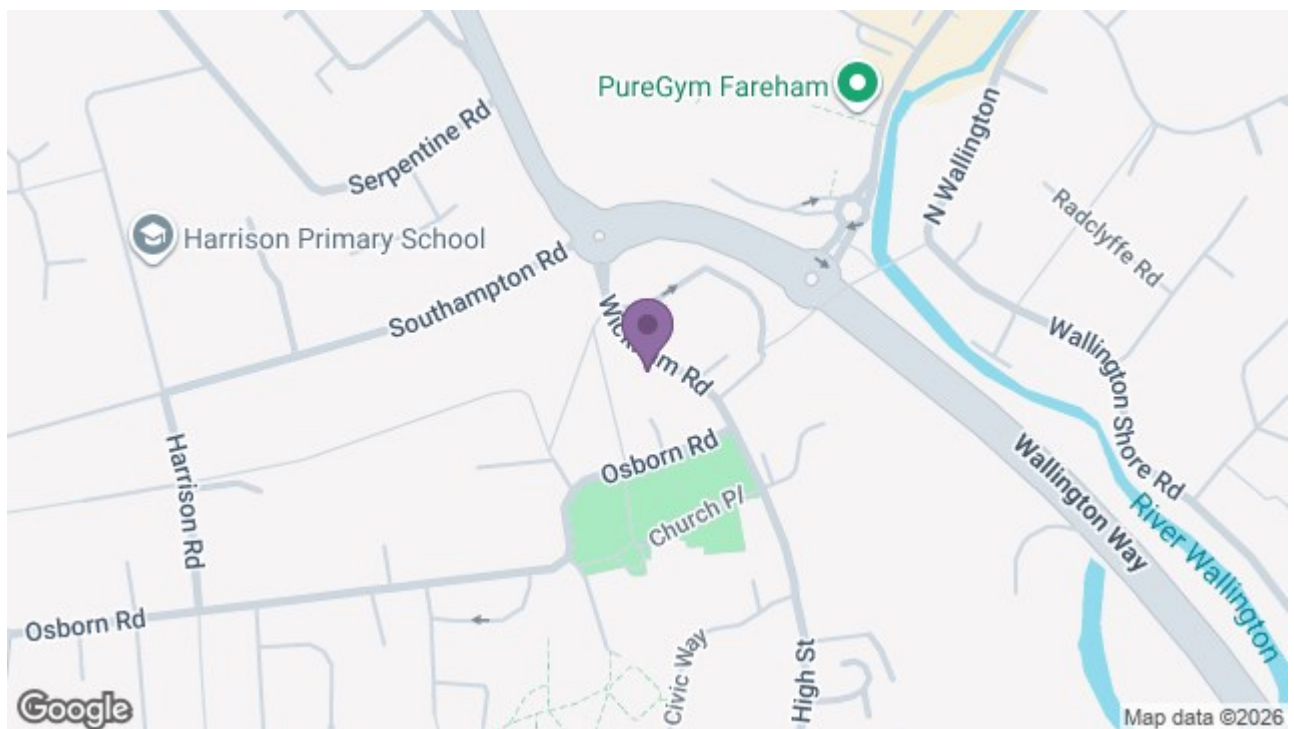
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg.

- 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.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 53      | 74        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |





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