

£1,400 Per Month

Portsvie Avenue, Fareham PO16
8LU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM BUNGALOW
- ❖ AVAILABLE NOW
- ❖ 2 DOUBLE BEDROOMS
- ❖ CONSERVATORY
- ❖ OFF ROAD PARKING
- ❖ MODERN KITCHEN
- ❖ REDECORATED THROUGHOUT
- ❖ WITHIN WALKING DISTANCE TO PORCHESTER TRAIN STATION
- ❖ DESIRABLE LOCATION
- COUNCIL TAX BAND C

Situated in a popular residential area of Portchester, this attractive two-bedroom bungalow offers a fantastic opportunity for those seeking a well-presented home in a convenient and desirable location.

The property has been freshly decorated throughout, creating a fresh and welcoming feel, and benefits from a modern kitchen and bathroom, providing a contemporary finish. The accommodation is further enhanced by a conservatory, offering additional versatile living space.

Outside, the garden provides space to enjoy the warmer months, with the added benefit of a useful storage shed.

Off-road parking is also available, adding to the practicality of the property. Conveniently located within walking distance of Portchester train station, the bungalow is ideally placed for commuters, while Portchester town centre is also nearby, offering a range of local shops, amenities and transport links.

Combining comfortable single-storey living with a convenient location and attractive features throughout, this lovely bungalow would make an excellent place to call home.

Available now, early viewing is highly recommended to fully appreciate all that this property has to offer. Council Tax Band C.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk





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PROPERTY INFORMATION

Tenant Fess

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.

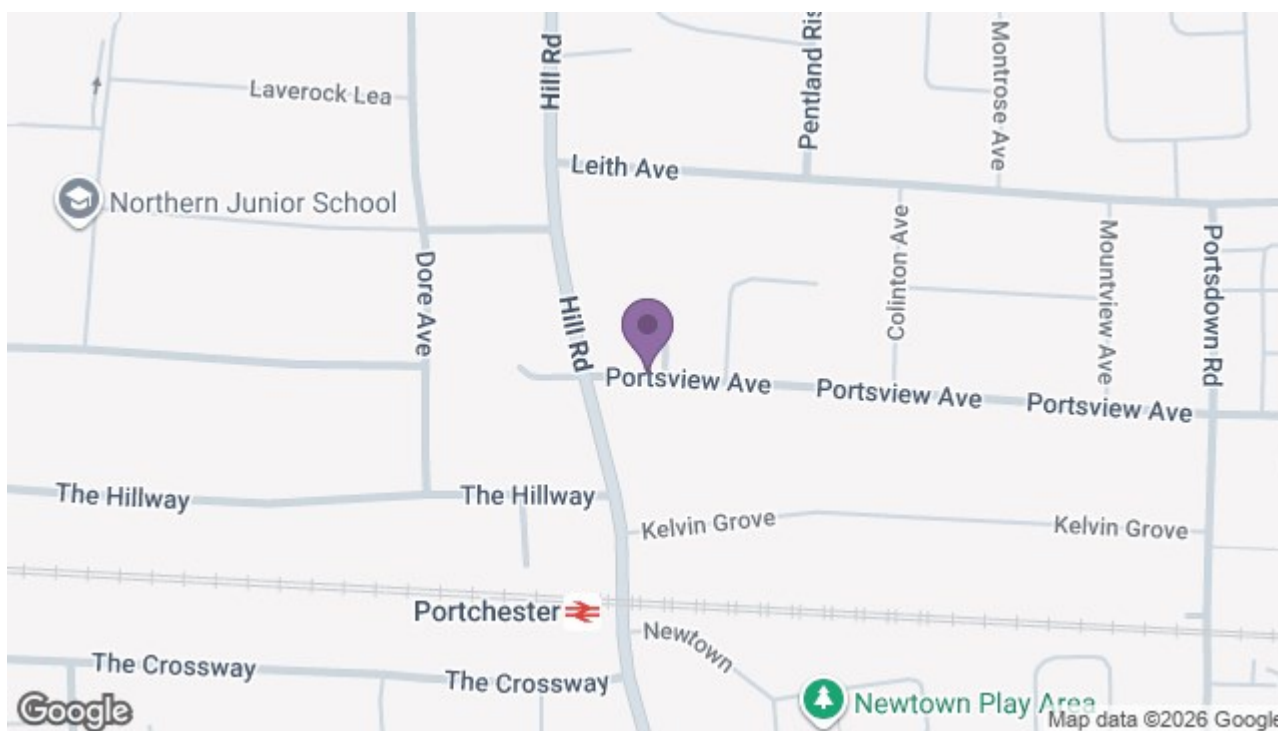
Right To Rent

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.



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		
England & Wales		
EU Directive 2002/91/EC		





118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636

