



Kingston Road, Epsom KT17 4ES

£1,350 pcm



Semi-detached family home set in a superb corner-plot location, close to Ewell Village and within easy reach of the A3. With 2 double bedrooms, 1 single room, open-plan lounge / diner, modern kitchen / breakfast area and a private garden, there's plenty of space for the whole family.

Semi Detached
1 Reception
Private Garden
Gas Central Heating
Council Tax £1,479.93

3 Bedrooms
Unfurnished
Driveway Parking
Available End September



Oaks



Information & Costs For Tenants

Viewings Arrangements

All viewings must be arranged through our office and all negotiations with the Landlord will be carried out through our Letting Team.

Reserving the Property

After you have chosen the property you wish to rent, agreed both the price and the moving date, we charge administration and referencing fee of £180 for the first tenant and £60 per additional tenant thereafter. This secures the property subject to contract and satisfactory references.

You will need to sign our terms & conditions and each tenant must complete a Homelet Declaration & Consent. Homelet are unable to begin the process of obtaining references until this is done.

Tenant Referencing and I. D.

References forms must be filled out online within 24 hours and the results received within a further 48 hours. We use a professional referencing company to check the following:

- Personal identity check
- 3 years of residential addresses
- Existing Landlord reference
- Credit history profile
- Additional references in certain circumstances

To comply with the Money Laundering Regulations 2007 it is essential that each tenant provides us with copies of either their passport or photocard driving license AND a recent utility bill or bank statement. The tenancy cannot commence until we have these documents.

Tenancy Agreement

We will prepare the Tenancy Agreement for your signature. Once the references are returned to us and approved by the landlord(s) you will

be required to make an Initial Payment (50% of one month's rent) which is non-refundable should you decide not to proceed. The Balance (remainder of first month's rent and a security deposit of 1½ month's rent) must be paid at least five days before the commencement of the tenancy. Oaks Property (UK) Limited will hold the deposit as stakeholders and register it with a recognised Custodial Deposit Protection Scheme.

Payments can be made by bank transfer, debit card (a transaction fee will apply), bankers draft or in cash. We must have both the signed tenancy agreement and cleared funds in full at least five days before the commencement of the tenancy.

Moving In

On the day of commencement of the tenancy you will be checked into the property by an Inventory Clerk or the Landlord. From that date you will take responsibility for the payment of council tax, all utilities and the TV license. You will also take responsibility for any telephone, broadband, cable or satellite services.

Insurance

Please note that as a condition of entering into the tenancy agreement you must ensure that you have sufficient means to cover your liability for accidental damage to the landlord's property, furniture, fixtures, and fittings. This is usually achieved by means of an insurance policy, details of which are available upon request.

Cancellation

Should we receive unsatisfactory references the administration charge will not be refunded. Should you decide to withdraw neither the administration charge nor the non-refundable initial payment will be refunded.

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.