



## 14 Priam Circus

Warwick Gates, Warwick, CV34 6GF

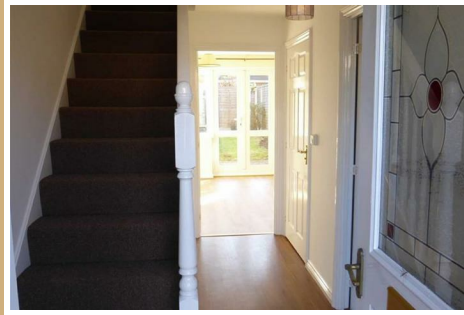
£1,100 PCM



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## Tenants : Important Information. And Q&A

- The AST is an initial 12 Month term. 'With No Break Clause', automatically converting to a periodic.
- We DO NOT DO 6 Months Lets! Nor DO WE TAKE 6 Months Rent - OR 12-Months' Rent UP FRONT.
- A successful references validation will be required on all persons over the age of 18.
- Right to Rent checks will need to be successfully completed (UK under the Immigration Act 2014)
- YOU WILL NEED TO BE FREE FROM ANY ADVERSE CREDIT, CCJs, IVAs, anything that affects or has affected your credit rating, past, present.

If you:-

- Are Self-employed, you will need 1 year's accounts on a SA302 with a net profit's income of 30 x the rent.
- Need a Guarantor: their income 30 x Rent, your annual income minimum of 12 x rent.
- Are on some Universal credit, Pensions, have savings, it can be taken into consideration. You will need to email us the details. Savings we would need proof of how they've built up..
- You will need to view the property in person, otherwise we will not hold the property.
- LANDLORDS EXPRESSED PREFERENCES!
- NB.MAX Of 2 and 1 Child - NO to SHARERS - NO to HMO'S - NO to STUDENT LETS - NO to SMOKERS. - NO to PETS

## Rent, Deposit & Holding Deposit etc

\*If you require us to hold a property for more than 3 weeks, we will expect a contribution to the void period of rent, over this time. Non-Refundable and Non-negotiable.

- Rent = £1100.00 - Holding Deposit = £253. - Deposit = £1269 (minus the Holding Deposit)
  - Qualifying single or joint salary of £33000pa
  - The holding deposit will be held for 2 weeks whilst reference checks are carried out.
  - If there is a satisfactory result, the holding deposit will be converted to your Deposit.
  - If References and Right to Rent is Un satisfactory, you will lose the Holding Deposit.
- NB: Before contacting Fine Homes, you must read this information

## Client Money, Deposits Council Tax & EPC

Our tenants Deposits are protected under the Deposit Protection Services.. Client Money is Protected through Client Money Protect.  
Council Tax - B EPC - C

## Canopied Porch

Outside light, paved step,

## Entrance Hall

12'5" x 6'2'0"

Via double glazed metal clad casement door, with stain glass effect, Stairs to first floor with storage cupboard under, double radiator, central heating thermostat, power points, telephone point, smoke detector, wood panel doors to

## Cloakroom

6'1" x 3'0" (1.85 x 0.91)

Suite comprising low level WC, pedestal wash hand basin, tiled splash back, extractor fan, single radiator.

### Lounge

12'7" x 11'6" (3.84 x 3.51)

PVC double glazed French doors to rear aspect giving views and access to rear garden, power points, TV point, telephone point, single radiator with thermostat control, Laminate flooring.

### Kitchen

9'1" x 6'1" (2.77 x 1.85)

UPVC double glazed window to front aspect. Fitted kitchen with range of eye and base level units & drawers, one and a half bowl, single drainer stainless steel sink unit with mixer taps, decorative tile splash back, ample worktop. White goods include gas hob with extractor hood above electric fan assisted oven, washing machine & fridge freezer, Ceramic tile flooring.

### Landing 1st Floor

6'4" x 4'9" (1.93 x 1.45)

Access to loft space with light, power points, doors to:

### Bedroom 1

12'7" x 11'9'0"

2 UPVC double glazed windows to front aspect,

radiator, power points, airing cupboard housing combination gas boiler supplying domestic hot water and central heating on demand.

### Bedroom 2

11'11" x 6'10" (3.63 x 2.08)

UPVC double glazed window to rear aspect, radiator, power points,

### Family Bathroom

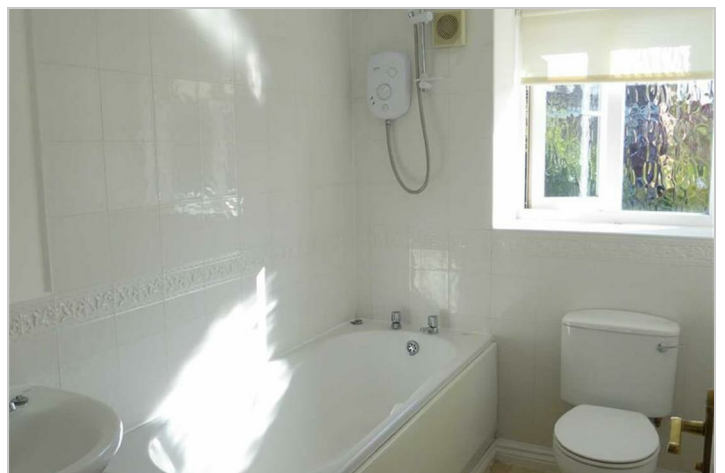
UPVC double glazed window to rear aspect, 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, radiator.

### Front Garden

Mainly laid to lawn to front, to the front there is a tarmac parking area providing off road parking for 1 car, plus a visitor space. Paved path to front.

### Rear Garden

Landscaped garden with decked patio area, rear gate and path bounded by panelled fencing, garden tool shed with power.



Road Map



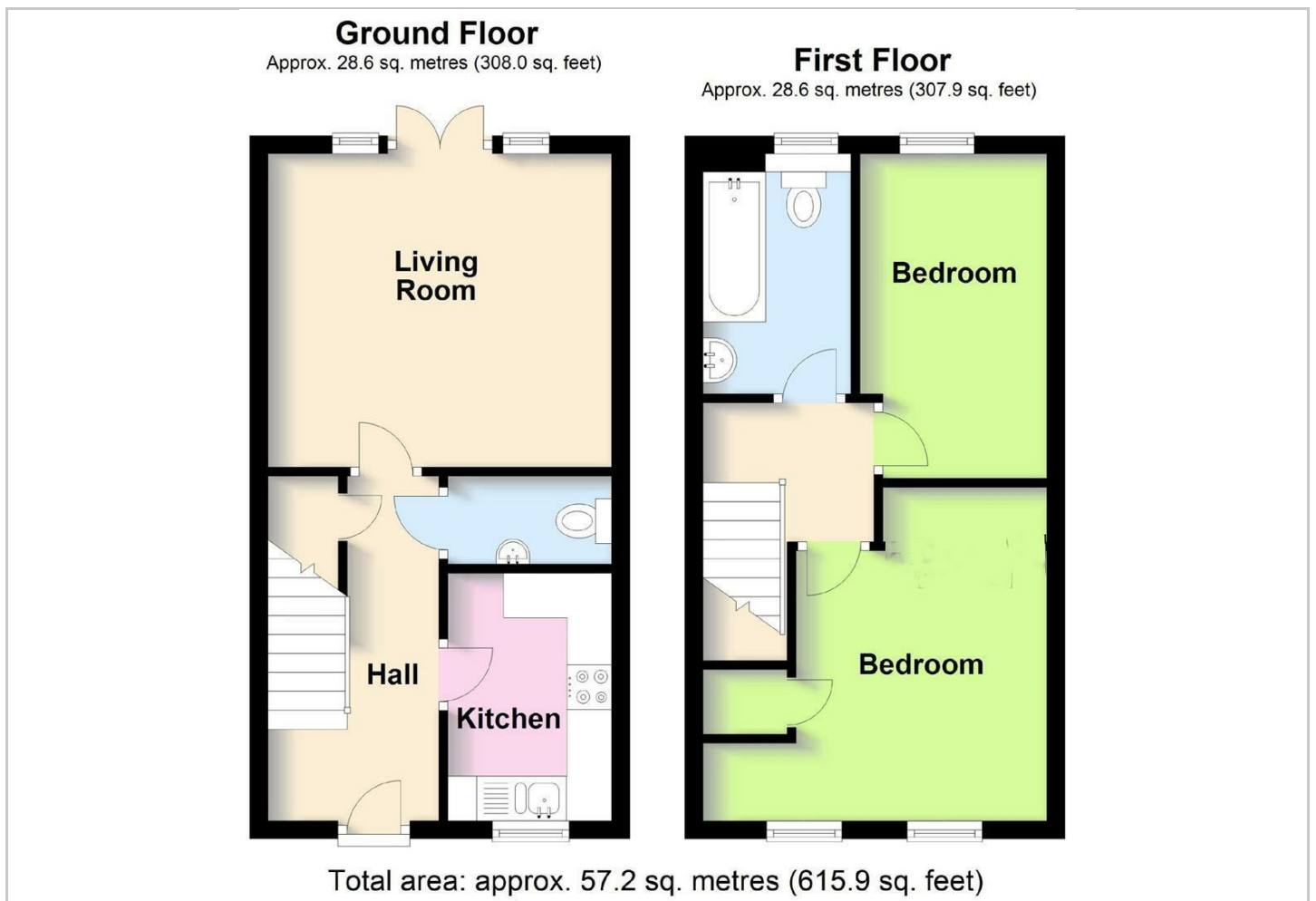
Hybrid Map



Terrain Map



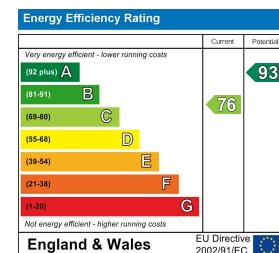
Floor Plan



Viewing

Please contact our Warwick Office on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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