



## 49 Portia Way

, Warwick Gates, CV34 6BJ

£1,195 Per Month



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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.
- If you 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 A FAMILY OF 4- NO to SHARERS - NO to HMO'S - NO to STUDENT LETS - NO to SMOKERS. - Pet Friendly up to Medium sized Dog

## 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 = £1195 - Holding Deposit = £275- Deposit = £1375 (minus the Holding Deposit)
  - Qualifying single or joint salary of £35850pa
  - 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 - C EPC - C

## Entrance Hall

12'8" x 6'3" (3.86 x 1.91)

Via double glazed metal clad door, Stairs to first floor with storage cupboard under, doors to:

## Kitchen

9'1" x 6'0" (2.77 x 1.83)

UPVC double glazed window to front , kitchen with range of eye and base level units and drawers, ample worktop. White goods include Gas Hob with extractor hood above electric fan assisted oven, Washing Machine.

## Cloakroom

6'0" x 3'5'0"

Suite comprising low level WC, pedestal wash hand basin,

### Lounge Diner

12'7" x 11'3" (3.84 x 3.43)

UPVC double glazed French doors to rear aspect giving views and access to rear garden Laminate flooring.

### Landing

6'8" x 4'10" (2.03 x 1.47)

doors to:

### Bedroom 1

12'6" x 10'1" (3.81 x 3.07)

2x UPVC double glazed windows to front, Built in part Glass fronted wardrobes, airing cupboard housing combination gas boiler supplying domestic hot water and central heating on demand.

### Bedroom 2

11'9" x 6'10" (3.58 x 2.08)

UPVC double glazed window to rear

### Bathroom

7'10" x 5'5" (2.39 x 1.65)

UPVC double glazed window to rear aspect, 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC,

### Front

Mainly laid to lawn to front, Paved path to front.

### Rear

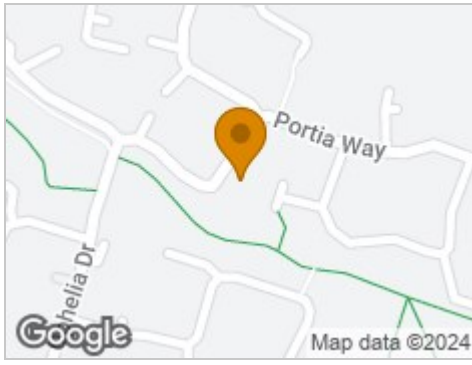
Mainly laid to lawn, paved patio, Path to rear gate, Off Road Parking x 2

### Parking to the rear

There are 2 parking spaces to the rear on the left in the corner.



## Road Map



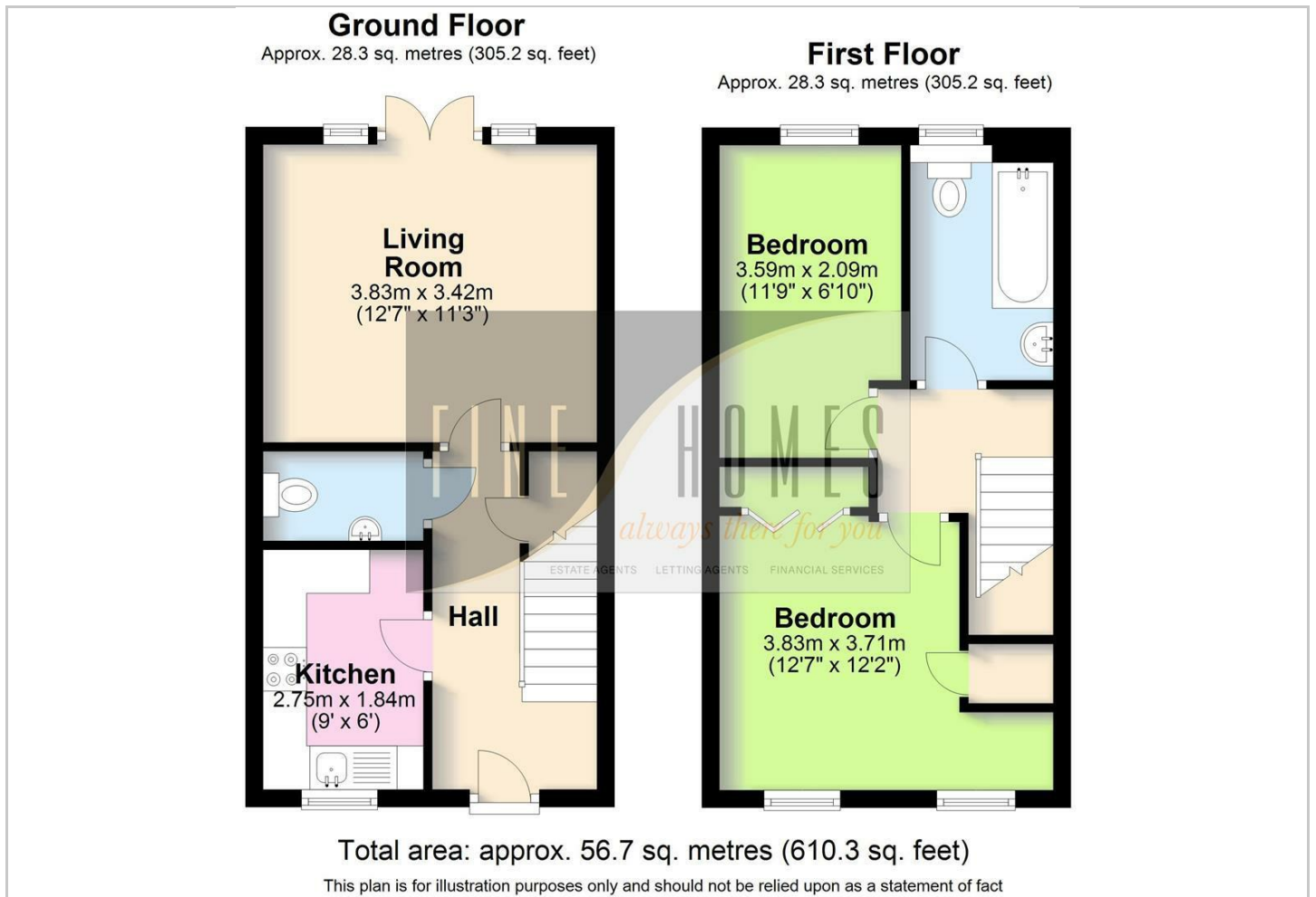
## Hybrid Map



## Terrain Map



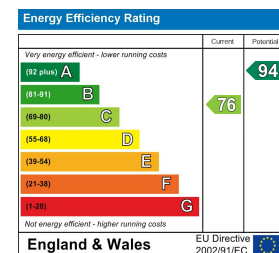
## Floor Plan



## 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



4 Cressida Close Warwick Gates Heathcote Warwick CV34 6DZ T. 01926 888838 F. 01926 885368 E. info@finehomes.org.uk [www.finehomes.org.uk](http://www.finehomes.org.uk)

Abco Properties Ltd trading as Fine Homes. Registered Office: Bank Gallery High Street Kenilworth Warwickshire CV8 1LY Registered No. 0529067 VAT No. 854905011

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