

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



14 Costard Avenue

, Warwick, CV34 6BP

Rent £1,895 Per Month



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Viewing

BEFORE YOU CONTACT US - READ THROUGH :- The 'Tenants: Important Information. And Q&A' Scroll down. Then copy Viewing Information From of the 9 questions below.

Paste into Fine Homes Contact: 'Request details' on RM property portal Or Zoopla 'Email agent' property portals.

This is to allow us to qualify you and to ensure you know what to expect in the way of AST contract term, income validation and collating the information before we carry out the viewing.

1. Most important! - You must read the Property details we have provided, especially re 'Tenants: Important Information. And Q&A - Landlords Preferences' and Holding deposits and move in dates and the', these are on the web and in the PDF brochure?
2. We need your registered home address where you live now.
3. We need to know Who will be living at the property? (Titles, (Mr, Mrs etc) Full Names (first and last names) and relationship) -
4. Are you or will you all be in full-time employment, more than 12 months? -
5. Have double checked the Landlord Preferences for Pet Requirements?
6. When are you looking to move in and have you given notice. (Sorry If more than 1 month, unless you are prepared to make up the rent, please do not apply? -
7. When are you available to view, bearing in mind our opening hours? Please suggest a few times.-
8. If you do not have a UK passport, Do you have the right to rent?
9. Do you have any unspent criminal convictions

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. 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 = £1895- Holding Deposit = £437.30. - Deposit = £2186.50 (minus the Holding Deposit)
- Qualifying single or joint salary of £56850.00pa
- 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 D & EPC C

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

Canopied Porch

Outside light, paved path

Entrance Hall

12'4 x 4'10 (3.76m x 1.47m)

Via double glazed metal clad door, stairs to first floor, wood panel doors to:

Cloakroom

6'1 x 4'2 (1.85m x 1.27m)

UPVC double glazed window to front, suite comprising low level WC, pedestal wash basin,

Tel: 01926 888838

Kitchen

12'1 x 8'5 (3.68m x 2.57m)

Kitchen with range of units and drawers, stainless steel one and a half bowl sink unit with mixer taps and ample worktop surface. White goods include electric hob with extractor hood over, electric fan assisted built ioven, automatic washing machine, Dish Washer, fridge freezer, tumble dryer, metal clad double glazed door leading to side, opening to Family room..

Family Room

22'7 x 7'5 (6.88m x 2.26m)

This is a fantastic wrap around family room between the kitchen and the Dining room, with a personal door to the side, 2 Double Glazed French doors opening to rear garden. 2 x Velux windows to the rear, Breakfast bar, ceramic tile flooring. Opening to the kitchen and dining room.

Dining Room

11'5 x 8'5 (3.48m x 2.57m)

Square opening from lounge with another through to the Family room, door to kitchen,

Lounge

14'3 x 12'4 (4.34m x 3.76m)

UPVC double glazed window to front. Feature fireplace with living flame coal effect gas fire, opening to dining room

Landing

13'11 x 5'10 (4.24m x 1.78m)

Access to loft space, airing cupboard doors to:

Bedroom 1

11' 4 x 9'7 (3.35m 1.22m x 2.92m)

UPVC double glazed window to front aspect, radiator, built in double wardrobes.

En Suite

7'11 x 5'3 (2.41m x 1.60m)

3 piece suite with wash hand basin with mixer taps and back to wall mounted WC pan, storage unit, shower cubicle, part tiled walls, extractor fan, chrome towel radiator,

Bedroom 2

13'1 x 9'3 (3.99m x 2.82m)

UPVC double glazed window to rear aspect, built in double wardrobes.

Bedroom 3

9'3 x 8'6 (2.82m x 2.59m)

UPVC double glazed window to rear aspect, built in double wardrobes

Bathroom

8'6 x 6'3 (2.59m x 1.91m)

UPVC double glazed window to front, 3 piece suite comprising double shower, chrome towel radiator, pedestal wash hand basin, shower over bath, low level WC.

Home Office/ Gym

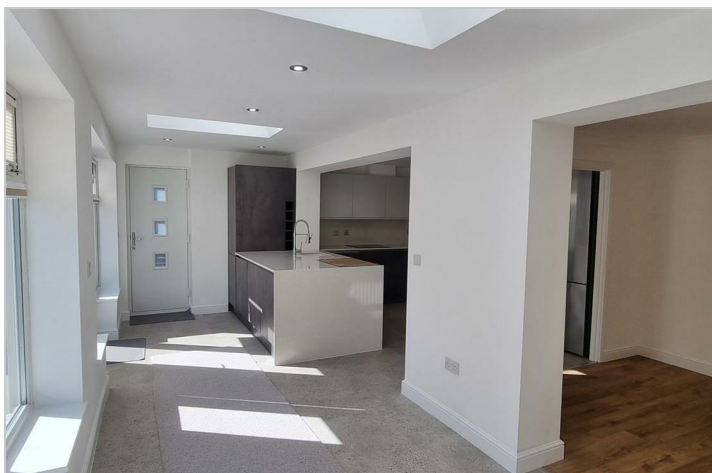
This room has been converted to a usable room, it has heating and flooring and double glazing.

Front

Shrubs and borders, rustic paved path to front door and driveway. Driveway providing off road parking for 2 cars to the side

Rear

Landscaped with matching rustic patio area, mainly laid to lawn with shrubs and borders, side access via gate, bounded by panelled fencing and brick walls.



Road Map



Hybrid Map



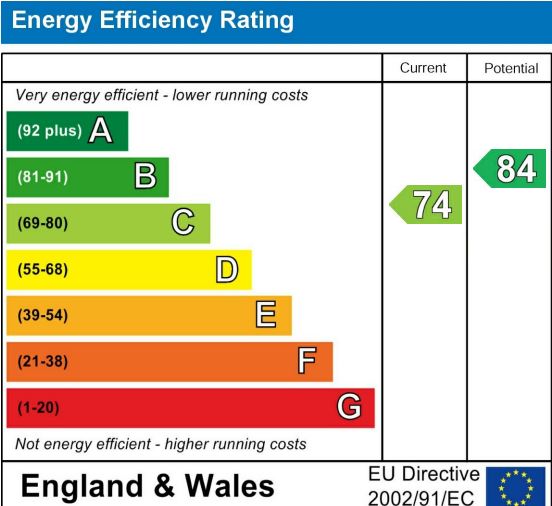
Terrain Map



Floor Plan



Energy Efficiency Graph



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