

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 27 Faulconbridge Way

Heathcote, Warwick, CV34 6EU

Rent £1,250 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

- NO to SHARERS - NO to HMO'S - NO to STUDENT LETS - NO to SMOKERS. - NO to PETS due to allergies.

- 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!

#### -Rent, Holding Deposit & 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 = £1250 = Holding Deposit = £288 - Deposit = £1,442 (minus the Holding Deposit)

- Qualifying single or joint salary of £37500,000 Pa

- 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 C- EPC C

Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.

#### Entrance Hall

7'10" x 3'9" (2.39 x 1.14)

Via metal clad door, radiator, archway to kitchen and wood panel door to lounge.

Tel: 01926 888838

### Kitchen

7'9" x 7'8" (2.36 x 2.34)

UPVC double glazed window to front. Newly fitted kitchen with range of eye and base level units and drawers, one & half bowl single drainer sink unit with mixer taps, decorative tile splash back, ample worktop surface.

White Goods include built in gas hob with extractor chimney above, electric fan assisted built under oven, Freestanding automatic washing machine and fridge freezer. Wall mounted gas combination boiler on demand supplying domestic hot water and central heating, vinyl tile flooring. There is plumbing for a slim dishwasher\* Not included.

### Lounge/Diner

16'9" x 11'10" " (5.11 x 3.61 0.00)

UPVC double glazed French patio doors opening to south westerly rear garden. 2 x radiators, stairs to the 1st floor, wood laminate flooring

### Landing

6'1"0" x 4'9"0" (1.85 x 1.45)

Access to loft space, built in storage cupboard, doors to all rooms:

### Bedroom 1

11'9" x 9'11" (3.58 x 3.02)

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

### Bedroom 2

- 10'10" x 6'9" (- 3.30 x 2.06)

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

### Bathroom

8'0" x 4'10" (2.44 x 1.47)

UPVC double glazed window to front, Newly fitted 3 piece suite comprising panelled bath with dual taps and shower over, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, radiator. Vinyl tile flooring.

### Rear

laid to lawn, paved to patio with pathway to rear, trees, shrubs and borders. garden gate to garage and drive

### Front

laid to lawn to front, shrubs and borders.

### Garage & Parking to rear

To the rear, there is a detached garage with power and lighting with a driveway allowing parking for 2



Road Map



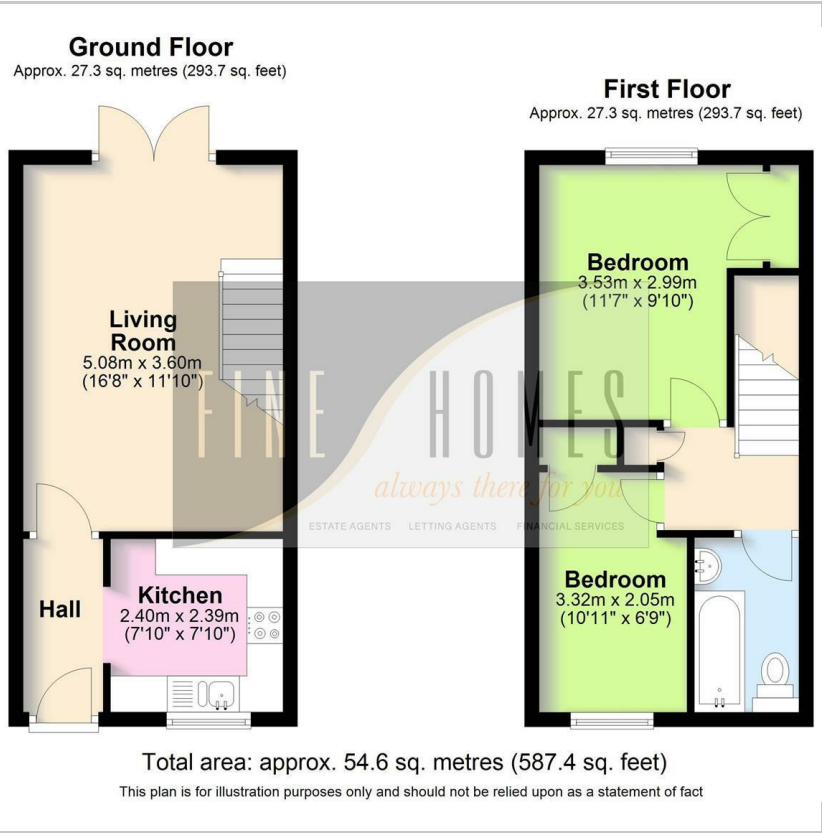
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

