

FINE HOMES

always there for you

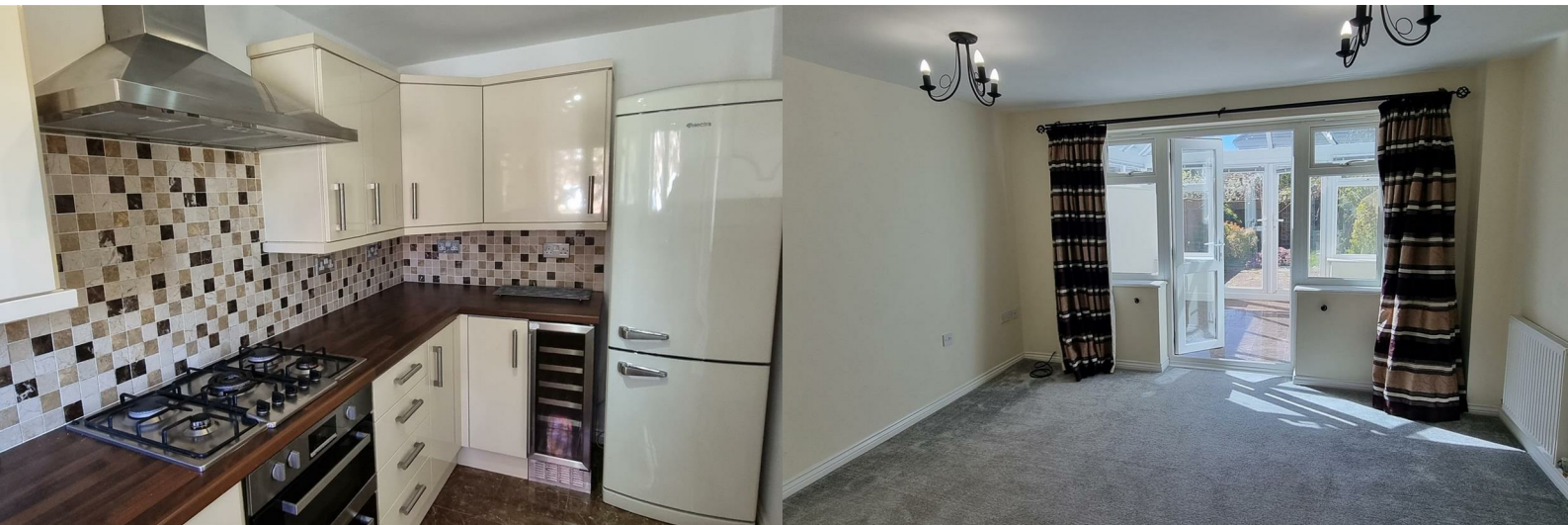
ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



9 Desdemona Avenue

Warwick Gates, Warwick, CV34 6FX

Rent £1,295 PCM



9 Desdemona Avenue

Warwick Gates, Warwick, CV34 6FX

Rent £1,295 PCM



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 unserved 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 = £1295 = Holding Deposit = £299 - Deposit = £1,495 (minus the Holding Deposit)

- Qualifying single or joint salary of £38850 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 C Tax EPC C

Entrance Hall

12'7" x 6'2" (3.84 x 1.88)

With stairs rising to the first floor

Kitchen

12'6" x 6'2" (3.81 x 1.88)

UPVC Double Glazed Window to front aspect Kitchen with range of wall and base units, roll top work surface, One and half bowl sink, integrated cooker & hob, integrated dishwasher, fridge freezer and washing machine.

Lounge Diner

10'11" x 8'8" (3.33 x 2.64)

Laminate flooring with French doors opening into the conservatory, radiator, power points

Conservatory

11'5" x 9'8" (3.48 x 2.95)

Tiled floor, half glazed with double doors opening onto the rear garden.

Landing

6'4" x 5'3" (1.93 x 1.60)

Access hatch to the loft and doors leading to:

Bedroom 1

12'7" x 9'10" (3.84 x 3.00)

Two UPVC double glazed windows to the front aspect, airing cupboard housing the boiler. Fitted wardrobes.

Bedroom 2

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

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

Bathroom

8'1" x 5'6" (2.46 x 1.68)

Two UPVC double glazed windows to the front aspect,, Suite comprising a three piece suite, Low level wc, Pedestal wash hand basin, bath with electric shower over. The flooring has now been change to a black slate vinyl.

Front

Mainly laid to lawn with pathway leading to the front door.

Rear Garden

Mainly laid to lawn with with a paved patio area

Garage

With up and over door, benefitting from power and lighting.



Road Map



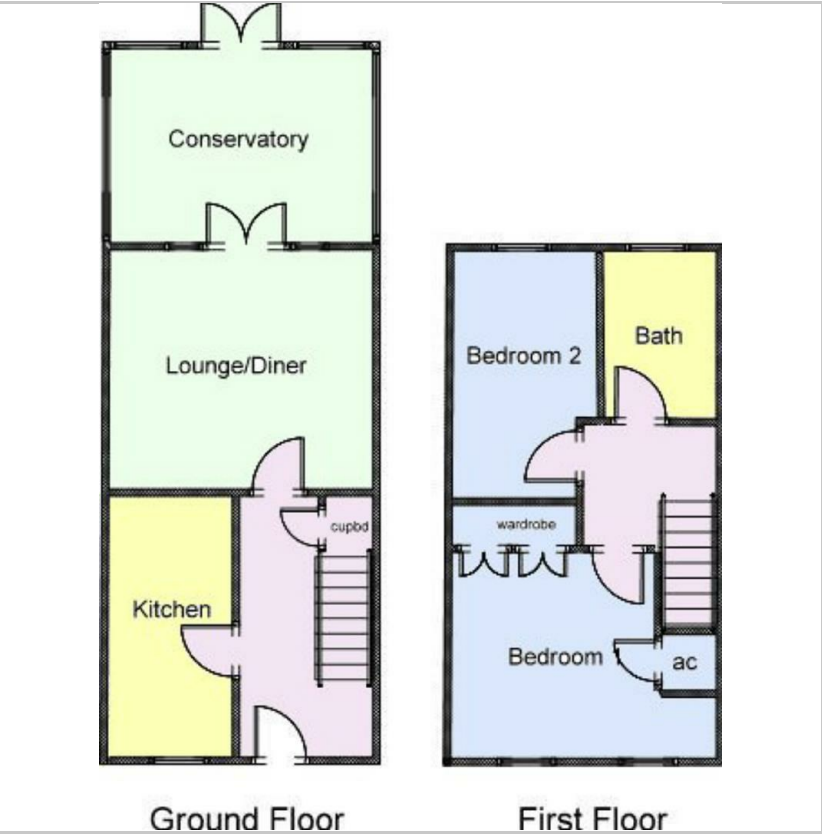
Hybrid Map



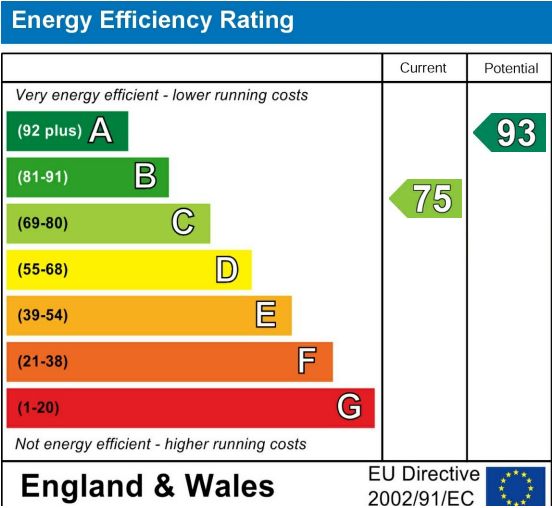
Terrain Map



Floor Plan



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

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

Whilst every effort has been made to ensure their accuracy, Fine Homes Estate Agents do not accept any errors in these details, nor do they constitute a contract. These details are issued on condition that all negotiations are conducted via Fine Homes Estate Agents