

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



17 Coughton Drive

, Leamington Spa, CV31 1GB

Rent £1,195 PCM



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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

- NB.MAX A FAMILY OF 3- NO to SHARERS - NO to HMO'S - NO to STUDENT LETS - NO to SMOKERS. - Pet Friendly up to small sized Dog
- 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!

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 = £1378.00 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 C & EPC C

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

Entrance Hall

Entered via Composite double glazed door; radiator; under stairs storage cupboard; oak effect wood laminate flooring; stairs to 1st floor; doors opening to:

Kitchen Breakfast

12'11" x 6'10" (3.94 x 2.08)

UPVC Double glazed window to front, modern fitted kitchen with range of eye and base level units plus draws with ample work surface; stainless steel single drainer sink unit with mixer taps; Built in Electric Oven, gas hob with extractor hood; decorative tiling; ceiling down lights; down flow heater. White goods will include Fridge & Washing machine

Lounge Diner

12'4" x 13'2" (3.76 x 4.01)

Double glazed French doors opening to the rear garden, TV point; power points; radiators.

Landing

Access to loft space. Power points, doors to all rooms.

Bedroom 1

9'8" x 10'11" (2.95 x 3.33)

2 x UPVC Double Glazed windows to front radiator, Built in Wardrobes

Bedroom 2

UPVC Double Glazed windows to rear, radiator,

Bathroom

UPVC Double glazed window to side; suite comprising white bath with electric shower over; wash hand basin; lower level WC; extractor fan; slat effect lino flooring.

Front

Mainly laid to lawn, Patio area side access. Drive for 2 to 3 in tandem cars to the side.

Rear

Mainly laid to lawn, patio area side access



Road Map



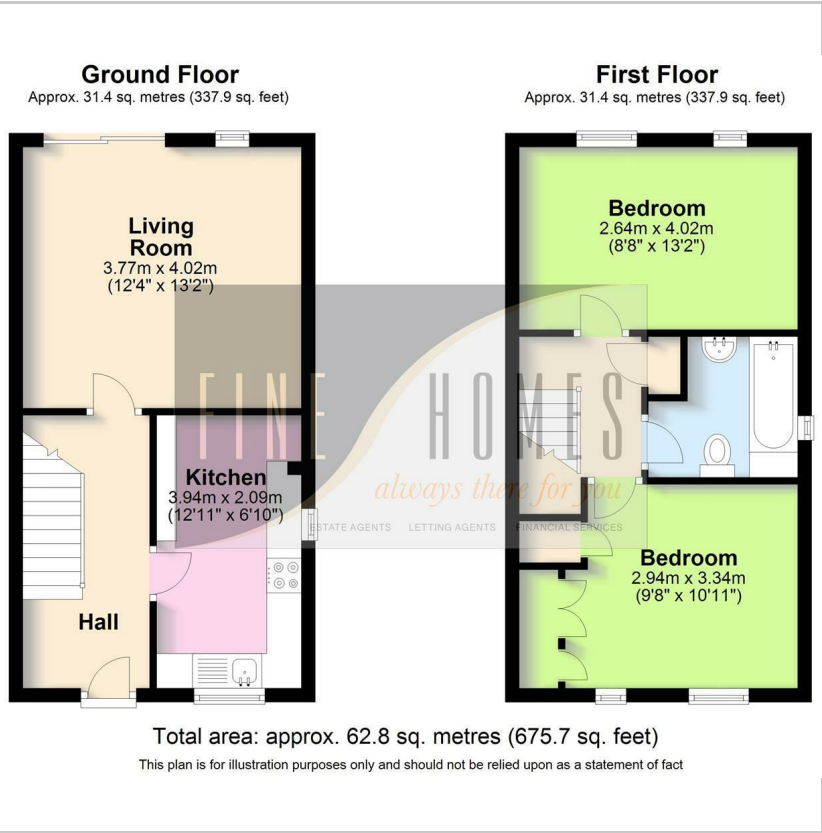
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

