

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



37 Coriolanus Square

Warwick Gates, Warwick, CV34 6GR

Rent £350,000



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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

Entrance Hall

12'10" x 6'0" (3.91 x 1.83)

Metal clad door, wooden flooring, smoke detector, doors to Kitchen, Cloakroom & Lounge Diner. Stairs to 1st floor.

Kitchen

12'9" x 7'0" (3.89 x 2.13)

UPVC Double glazed window to front aspect, modern fitted kitchen with ample work top space, white goods include washing machine, fridge freezer, dishwasher. Vinyl tile flooring.

Cloakroom

2 Piece suite comprising of low level WC, pedestal wash hand basin. Vinyl tile flooring.

Lounge Diner

13'2" x 13'1" (4.01 x 3.99)

UPVC French Doors to rear aspect opening to the Orangery, TV point. Wooden flooring

Orangery

12'3" x 9'11" (3.73 x 3.02)

Brick and UPVC double glazed windows and a Lantern roof, Bi Folding doors to rear garden, wooden floor, a lovely bright room.

Stairs to 1st Floor Landing

15'0" x 6'11" (4.57 x 2.11)

Cream carpet to stairs & landing, UPVC window to front aspect, smoke detector

Bedroom 2

13'1" x 11'0" (3.99 x 3.35)

UPVC window to rear aspect. Radiator,

Family Bathroom

6.8" x 6'2"

3 Piece suite comprising of low level WC, pedestal wash hand basin, panel bath with shower over

Bedroom 3

10'11" x 6'8" (3.33 x 2.03)

UPVC window to front aspect. Radiator

Stairs to 2nd Floor Landing

Cream carpet to stairs and landing

Bedroom 1

13'0" x 12'0" (3.96 x 3.66)

Double glazed Velux window to rear, Alcove Radiator

Door to

En-Suite

9'7" x 5'10" (2.92 x 1.78)

3 Piece suite comprising of low level WC, pedestal wash hand basin, shower enclosure, UPVC window to front. Vinyl floor

Rear Garden

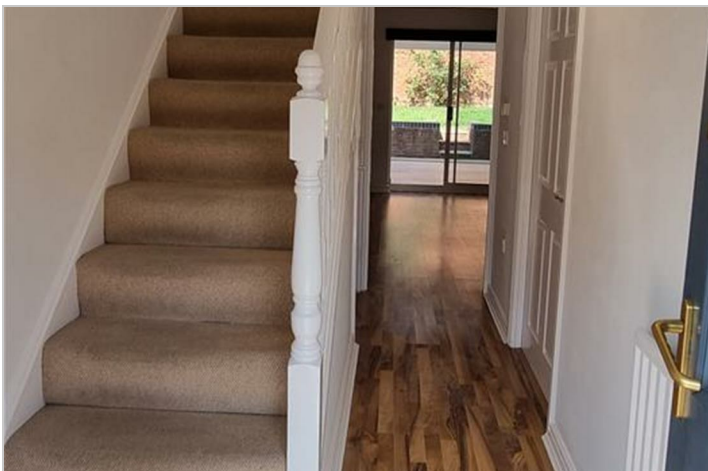
Part brick part wooden bound fencing, decked patio area, raised lawn area, personal door to garage.

Front

Low maintenance front garden

Garage

Lighting & power



Road Map



Hybrid Map



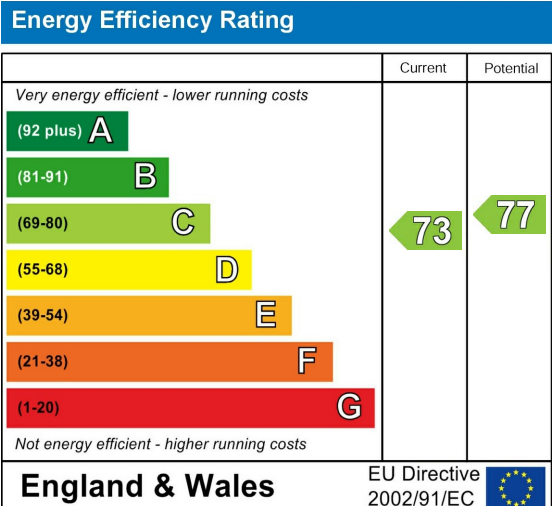
Terrain Map



Floor Plan



Energy Efficiency Graph



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