

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



53 Malvern Road

Balsall Common, Coventry, CV7 7DU

Rent £1,850 (From) Per Calendar 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 tenancy will be an initial 12-month Assured Shorthold Tenancy (AST). There is no break clause, and the tenancy will automatically convert to a periodic tenancy after the initial term.

Please note:

- We do not offer 6-month tenancies.
 - We do not accept 6 months' or 12 months' rent upfront.
 - All applicants over the age of 18 must pass a successful reference validation.
 - Right to Rent checks will be completed for all applicants as required by the Immigration Act 2014.
 - All applicants must be free from adverse credit, including CCJs and IVAs, as anything that affects your credit rating, past or present, will be taken into consideration.
- Specific Requirements:
- Self-employed applicants must provide one year's accounts on a SA302 form, showing a net profit of at least 30 times the monthly rent.
 - We do not accept guarantors.
 - Income from Universal Credit, pensions, or savings can be considered on a case-by-case basis. If you rely on these, please email us with the details. Proof of how savings have been accumulated will be required.

Additional Viewing and Landlord Preferences:

- You must view the property in person before it can be held.
- The landlord has expressed a preference is for a medium family.
- The property is not suitable for Sharers, HMOs, students, smokers, or pets.

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 = £1850 - Holding Deposit = £426.00 - Deposit = £2134.00 (minus the Holding Deposit)
- Qualifying single or joint salary of £55500 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, EPC & Availabl

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

Council Tax D - Energy rating D . Long term let. Unfurnished, White Goods included.. Available Now.

Entrance Porch

Entrance Hall

Stair to the first floor

Living Room

18' x 11'3 (5.49m x 3.43m)

Upvc Double glazed window to the front, ornamental fire place, Radiator, door to hall, double doors to :-

Dining Room

11'3 x 11'2 (3.43m x 3.40m)

Upvc Double glazed window and French door to the rear Radiator, double doors to the living room, opening to the kitchen. :-

Kitchen

11'2 x 9'4 (3.40m x 2.84m)

Upvc Double glazed window to the rear, new fitted kitchen with breakfast bar.

Rear lobby

Door to the rear,, garage and Kitchen.

Landing

Upvc Double Glazed window to half landing

Bedroom 1

Upvc Double glazed window to the rear, Radiator,

Bedroom 2

Upvc Double glazed window to the front, Radiator,

Bedroom 3

Upvc Double glazed window to the front, Radiator,

Bedroom 4

Upvc Double glazed window to the front, Radiator,

Bathroom

Upvc Double glazed window to the rear Radiator,

WC Upstaers

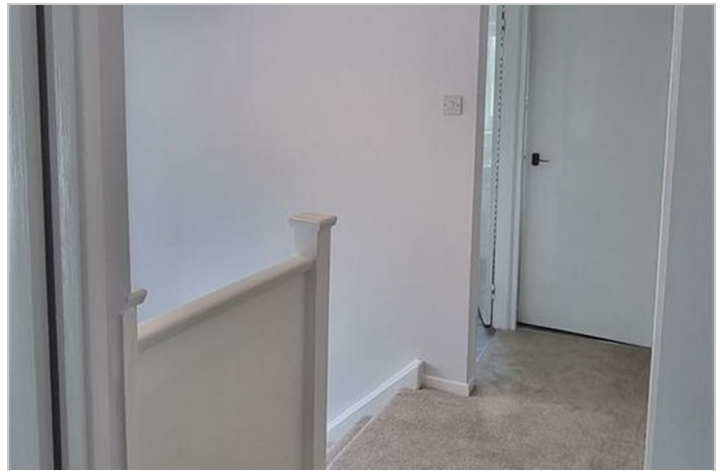
Upvc Double glazed window to the rear Radiator, Low level WC

Garage

17' x 8 (5.18m x 2.44m)

Rear

Front



Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

