

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 14 Ophelia Drive

Warwick Gates, Warwick, CV34 6XJ

Rent £1,250 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

- 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
- NO SHARERS- NO HMO'S - NO STUDENT LETS - NO SMOKERS. - NO PETS DUE ALOGIES

### 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 = £1250 = Holding Deposit = £288- Deposit = £1442. (minus the Holding Deposit)
- Qualifying single or joint salary of £37500 Pa
- The holding deposit will be held for 2 weeks whist 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

Our tenants Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.  
Council Tax - C EPC - C

Canopied porch  
Paved step

### Entrance hall

8'0" x 2'11" (2.44 x 0.89)

Via double glazed metal clad door, stairs to first floor, radiator, central heating thermostat, power points, wood laminate flooring glass wood panel doors to:

### Cloakroom

4'11" x 2'11" (1.50 x 0.89)

UPVC double glazed window to front, low level WC, pedestal wash hand basin, tiled splash back, extractor fan, Slate style vinyl laminate flooring, radiator.

### Lounge Diner

16'8" x 13'7" (5.08 x 4.14)

UPVC double glazed French patio doors opening to rear garden. Power points, radiator, wood laminate flooring.

### Kitchen

8'5" x 7'4" (2.57 x 2.24)

UPVC double glazed to front,, Modern fitted kitchen with range of eye and base level units and drawers, ample worktop surface. White goods include gas hob with extractor chimney hood above, electric fan assisted built under oven, fridge freezer and washing machine, Kick plate radiator. ceramic tile flooring.

### Landing (1st Floor)

4'1" x 3'5" (1.24 x 1.04)

Power points, doors to,

### Bedroom 1

13'6" x 9'7" (4.11 x 2.92)

UPVC double glazed window to front, radiator, power points, built in wardrobes

### Bedroom 2

12'9" x 8'6" (3.89 x 2.59)

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

### Family bathroom

6'4" x 6'2" (1.93 x 1.88)

UPVC double glazed window to side, 3 piece suite with panelled bath with mixer shower over, pedestal wash hand basin, low level WC, part walls, extractor fan, radiator, shaver light point,

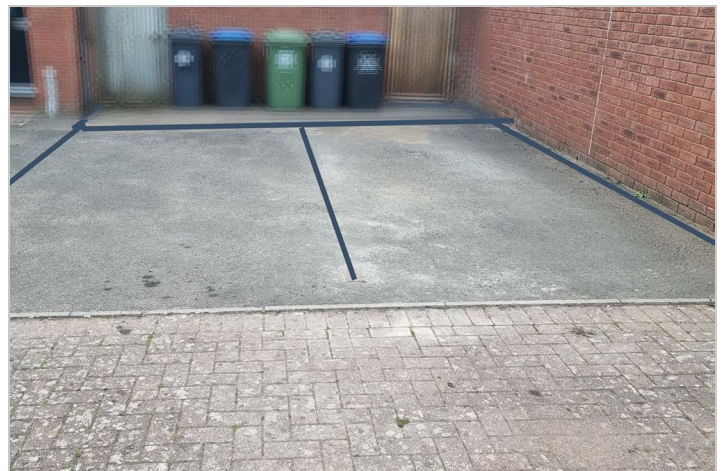
### Front

Mainly laid to gravel to the front, to the right are 2 allocated parking spaces, path to side.

### Rear

Mainly laid to lawn with paved patio area, gravel borders, garden shed, side access via gate, bounded by panelled fencing.

Allocated Parking Spaces x 2



Road Map



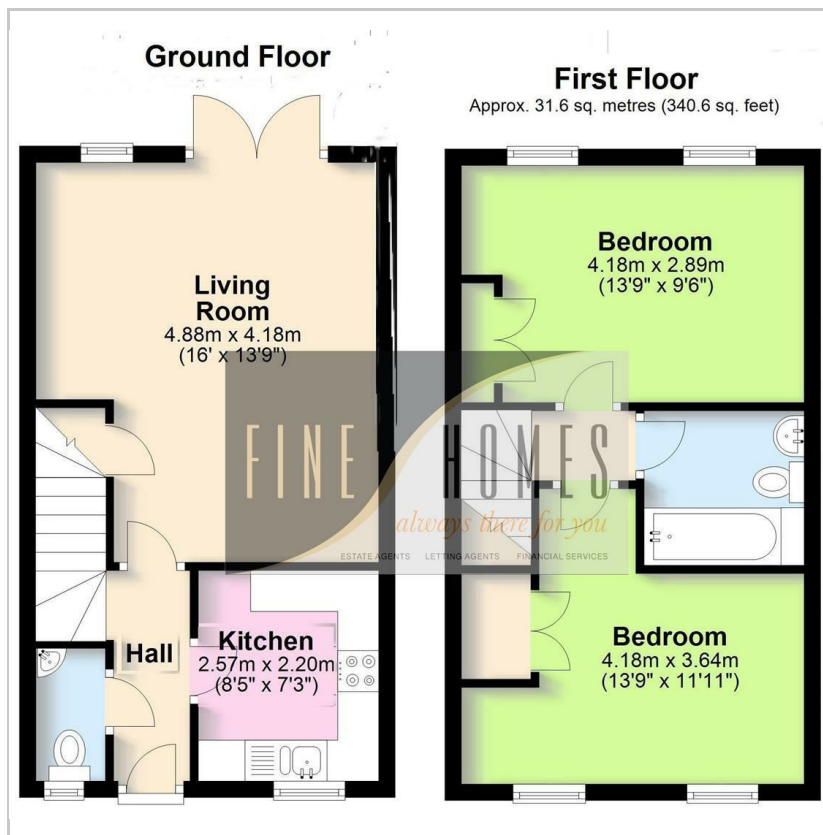
Hybrid Map



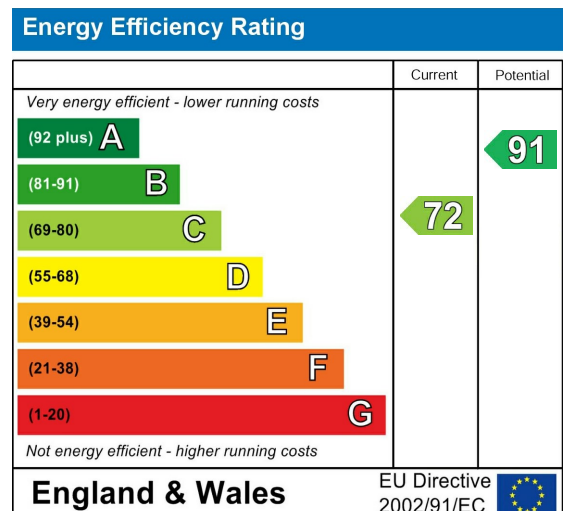
Terrain Map



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](http://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

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