Vaughan Hammond

CHARTERED SURVEYORS PROPERTY MANAGEMENT

A newly decorated semi-detached house situated opposite The Waterfront and just a stone's throw from the beach. The ground floor comprises an entrance hall, lounge with bay window to the front, spacious kitchen/breakfast room and cloakroom. The first floor boasts three bedrooms and bathroom. Enclosed back garden mainly laid to lawn and spacious shingled front garden with side gate leading to back garden.

Stade Street | | Hythe | CT21 6DU

£1,450 (From) Per Month

COSTS AND FEES

Holding Deposit

£333 (1 week's rent). This will be deducted from the first month's rent.

The Holding Deposit is not refundable:

If the tenant makes additional requests which are then refused by the landlord. THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.

Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid. In order to pass the reference checks the applicants should be in receipt of a joint income of at least £43,400pa.

Where the tenant does not have the Right to Rent under the Immigration Act 2014 and the landlord or agent did not know and could not reasonably have been expected to know that prior to taking the holding deposit.

If after 15 days the tenant withdraws their offer, or does not take reasonable steps to take up the tenancy during the "deadline for agreement" then a charge will be levied to cover the landlord's costs up to a maximum charge of the deposit paid.

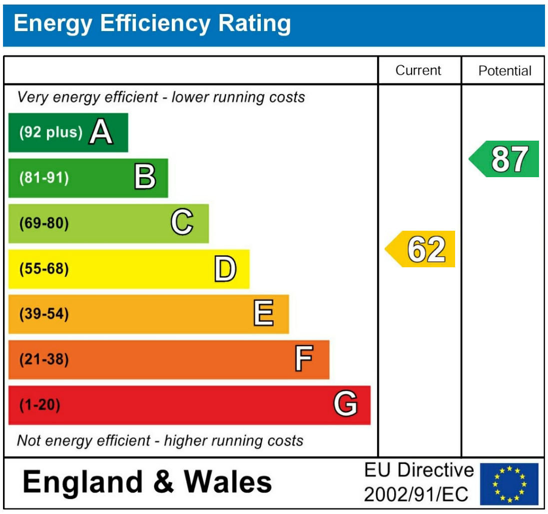
When you move in we will require (in cleared funds):-

Security deposit - £1,668 (5 weeks' rent)

First month's rent in advance.

If you move in part way through a month, you will also be required to pay an apportioned rent for the remainder of that month as well as the next full month's rent in advance.

DSS/Housing Benefits are not taken into account by the referencing company as they relate to the property you are currently living at and can't be transferred. This can be overcome if you have a guarantor. For this property the guarantor would need an annual income of £52,500 to pass the guarantor checks. If a landlord has a mortgage on the property being let, the conditions may prohibit letting to tenants on benefits. Some landlord insurance policies also expressly forbid landlords letting to people on benefits.



- Semi Detached
- Entrance Hall
- Lounge with Bay Window
- Spacious Kitchen/Breakfast Room
- Cloakroom
- Three Bedrooms
- Family Bathroom
- Enclosed Back Garden
- Spacious Shingled Front Garden

- Opposite Hythe Beach and The Waterfront Restaurant

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