VH Vaughan Hammond

CHARTERED SURVEYORS PROPERTY MANAGEMENT

A charming cottage located close to the beach and Sandgate's popular high street. The ground floor comprises a lounge, dining room, kitchen, shower room and cloakroom on the ground floor. The dining room has steps to the cellar and an original captain's staircase to the loft room. The first floor consists of a double and a single bedroom. There is a pretty courtyard garden accessible from the dining room. Please note, the Council Tax is a band E but this is shared with the adjoining property, as are the other utility bills.

Castle Road | | Sandgate | CT20 3AG

£1,500 Per Calendar Month

COSTS AND FEES

Holding Deposit

£345 (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 £45,000 pa.

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.

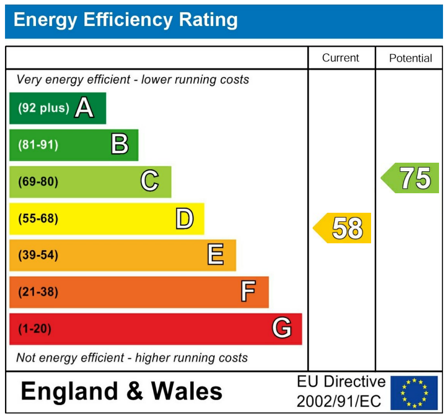
When you move in we will require (in cleared funds):-

Security deposit - £1,726 (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 £54,000 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.



- Terrace Cottage
- Lounge
- Dining Room
- Kitchen
- Shower Room & Cloakroom
- Two Bedrooms
- Loft Room
- Courtyard
- Cellar

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