

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



2 Austwick Close

, Warwick, CV34 5XA

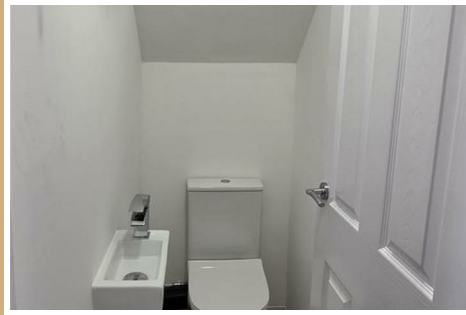
Rent £1,395 Per Month



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, Warwick, CV34 5XA

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Viewing

To view this property: BEFORE YOU CONTACT US - READ THROUGH the 'Tenants: Important Information. And Q&A'

Then complete the "Viewing Information Application Form" that has 9 questions.

Copy & Paste into on property portals RMove Request details' Or Zoopla 'Email agent'

it allows us to qualify you quickly , prior to 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. You will be expected to take the property with in one month of viewing it. (Sorry If more than 1 month, unless you are prepared to make up the rent. Please do not apply? –
3. We need your registered home address where you live now.
4. We need to know Who will be living at the property? Names and Titles, (Mr, Mrs etc) Full Names as on your passport (first and last names) and (relationship) - We legally have to check every tenant on the UK Sanctions List.
5. Are you or will you all be in full-time employment, more than 12 months? –
6. Have double checked the Landlord Preferences for Pet Requirements?
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

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Tenants : Important Information. And Q&A

Please note:

- The property is NOT a HMO and Not suitable for sharers, students, smokers, or pets due to allergies.
- 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
- Full Names will be needed for UK Sanctions check List.
- 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.
- 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.
- You need view the property in person before you can hold it.
- The landlord has expressed a preference small family (2 adults 2 child), No sharers

Tel: 01926 888838

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 = £1395 - Holding Deposit = £321 - Deposit = £1609 (minus the Holding Deposit)
 - Qualifying single or joint salary of £41580a
 - 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 Unsatisfactory, you will lose the Holding Deposit.
- NB: Before contacting Fine Homes, you must read this information

Deposit & CMP EPC D Council Tax C

Entrance Hall

Vis Composite door,; stairs to 1st floor; doors opening to:

Cloakroom

suite comprising low level WC; pedestal wash hand basin;

Kitchen

11'8 x 6'9 (3.56m x 2.06m)

UPVC double glazed window to front, modern kitchen with range of units plus drawers with ample work surface,, White goods:- gas hob with an electric oven, extractor hood; full length Fridge Freezer , UPVC Double glazed window to side.

Lounge/Dining Room

11 x 8'4 (3.35m x 2.54m)

Aluminium Bi folding doors and UPVC double glazed window opening to the rear garden,

Landing

Doors to

Bedroom 1

12'6 x 10'1 (3.81m x 3.07m)

UPVC double glazed to rear, radiator.

Bedroom 2

11' x 8' (3.35m x 2.44m)

UPVC double glazed to rear, radiator.

Bedroom 3

10'6 x 8'6 (3.20m x 2.59m)

UPVC double glazed to front, radiator.

Bathroom

9'7 x 5'7 (2.92m x 1.70m)

UPVC double glazed window to front bathroom suite comprising panelled bath ,electric shower over; pedestal wash hand basin , low level WC;

Garage

Up & Over door, power & lighting

Front

Ample sized printed concrete drive way. Access to garage and side access.

Rear

Open garden with a Printed concrete patio, Mainly laid to lawn, boarder and side access



Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

