

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 14 Faulconbridge Way

Warwick Gates, Warwick, CV34 6EU

Rent £1,550 PCM



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## Viewing

**\*\*IMPORTANT\*\*:** If you want to view this property. First you must read the 'Tenants: Important Information. And Q&A' below it explains what information we need from you etc.

Then Copy the 9 Viewing Information questions below. This tells us about you with no mistakes.

Paste to either [info@finehomes.org.uk](mailto:info@finehomes.org.uk) : RMove 'Request details' Or Zoop 'Email agent' property portals.

This allows us quickly qualify you and arrange a viewing.

If you cannot, then email us.

### 9 Viewing Information questions below

1. Most important! - Read 'Tenants: Important Information. And Q&A - Landlords Preferences' and Holding deposits . 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, as shown on your passport (first & last names) (and relationship) **We need to check the UK Sanctions & AML Checks** -
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 and have you given notice. **(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?

### Tenants : Important Information. And Q&A

Please note:

- 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? –
- 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 OFSI Check
- 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 for a family , No sharers

- The property is NOT a HMO and suitable for sharers, students, smokers, or pets.

### 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 = £1550 = Holding Deposit = £357- Deposit = £1788. (minus the Holding Deposit)

- Qualifying single or joint salary of £44850 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

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

Council Tax - D EPC - C

### Entrance Hall

Stairs to first floor, door to lounge

### Cloakroom

UPVC double glazed window to front, New suite comprising low level WC, wash hand basin, radiator.

### Lounge

UPVC double glazed window to front.TV point, power points, radiator, central heating thermostat, door to:

### Kitchen Diner

UPVC double glazed window to rear with French patio doors opening to rear garden. Re fitted kitchen with range of units plus drawers, sink unit with mixer taps, decorative tile splash back, ample worktop surface.

Built in appliances including stainless steel gas hob with extractor hood above, electric fan assisted built under oven, fridge freezer, plumbing for dishwasher . Area for table and chairs, ceramic tile flooring, radiator, door leading to utility room:

### Utility Room

Work top, washing machine, space for another appliance, radiator, power points, ceramic tile flooring, double glazed metal clad door leading to rear garden, personal door leading into garage.

### Landing

Airing cupboard housing gas boiler supplying domestic hot water and central heating, additional storage space, , doors to:

### Bedroom 1

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

### En Suite

UPVC double glazed window to rear new 3 piece suite pedestal wash hand basin, shower cubicle, low level WC, part tiled walls, extractor fan, shaver light point, radiator.

### Bedroom 2

UPVC double glazed window to front , built in single wardrobe, radiator, power point

### Bedroom 3

UPVC double glazed window to front and rear radiators, power points, access to loft space.

### Bathroom

UPVC double glazed window to front new, 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, radiator.

### Garage

Up and over door, power and lighting, door to utility room.

### Front Garden

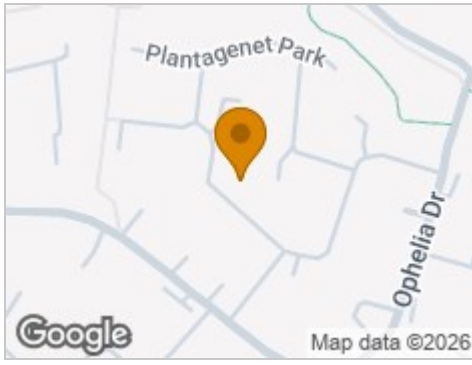
Lawn to front, driveway providing off road parking leading to garage and pathway.

### Rear Garden

Mainly laid to lawn with paved patio area and bounded by panelled fencing.



### Road Map



### Hybrid Map



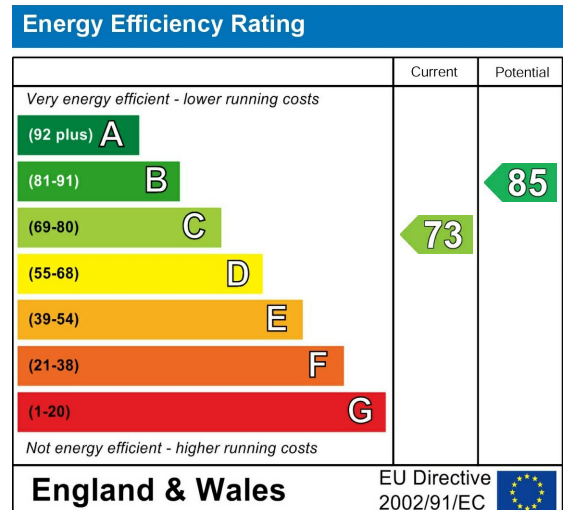
### Terrain Map



### Floor Plan



### Energy Efficiency Graph



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