

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



19 Coriolanus Square

Warwick Gates, Warwick, CV34 6GR

Rent £1,495 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 : 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 (first and last names) and relationship) We need this for the Government OFSI & 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

The initial Tenancy will be a AST and on May the 1st 2026 the tenancy will automatically convert to a periodic tenancy with 2 months' notice
Please note:

- 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 maximum of 2 adults +2 Children
- 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 = £1495 = Holding Deposit = £345- Deposit = £1725. (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 - B

Solar Panels

When the Solar Panels are producing enough electricity to feed back in to the grid, you will receive free electricity. On the providing you are not using more than its making.

When the Solar Panels are not producing, you will pay for the electric as normal, you are free to chose your provider.

Canopied Porch

Outside light, paved step,

Entrance Hall

12'10" x 5'10" (3.91 x 1.78)

Entered via new double glazed composite door with glass effect, radiator, staircase to first floor, wood laminate flooring, doors opening to:

Cloakroom

4'6" x 2'7" (1.37 x 0.79)

2 piece suite comprising low level WC, pedestal wash hand basin, decorative tile splash back, radiator, extractor fan, wood laminate flooring.

Kitchen

12'8" x 6'8" (3.86 x 2.03)

UPVC double glazed window to front. Modern kitchen with range of High Gloss eye and base level units plus drawers with ample work surface, Stainless Steel one & half bowl single drainer sink unit with mixer tap, decorative tiling. White Goods include gas hob with extractor hood, electric oven built under, automatic washing machine, dish washer and a space for a fridge freezer,, radiator.

Lounge Diner

13'2" x 13'0" (4.01 x 3.96)

Double glazed side sliding patio doors to Conservatory, power points, radiators, wood laminate flooring..

Conservatory

Constructed on Brick and block, Double glazed French door to rear open out to the rear garden, ceramic tile flooring.,

Landing (1st Flr)

14'11" x 6'0" (4.55 x 1.83)

UPVC double glazed window to front, built in airing cupboard housing hot water cylinder and additional storage space, stairs to 2nd floor, doors to:

Bedroom 2

13'0" x 8'8" (3.96 x 2.64)

UPVC double glazed window to rear, radiator,

Bedroom 3

10'11" x 6'8" (3.33 x 2.03)

UPVC double glazed window to front, radiator,

Family bathroom

6'7" x 6'1" (2.01 x 1.85)

suite comprising white panelled bath with mixer taps and shower attachment, pedestal wash hand basin, lower level WC, radiator, shaver light, extractor fan,

Landing (2nd Flr)

3'3" x 3'2" (0.99 x 0.97)

UPVC double glazed window to side

Bedroom 1

12'11" x 11'11" (3.94 x 3.63)

Double glazed Velux window to rear, radiator, Built in Double wardrobes, access to loft space, door to door to:

En Suite Shower

9'5" x 5'9" (2.87 x 1.75)

UPVC double glazed window to front, 3 piece suite comprising quadrant shower cubical, low level WC, pedestal wash hand basin and tiled effect vinyl floor., Chrome towel radiator, shaver point,

Garage to rear

Up and over door, power and lighting, storage above, door to garden, Driveway to the front.

Front

Block paved frontage with shrubs, .

Rear

Low maintenance with Paved patio terrace, a path leading to a garage, bounded by panelled fencing, door to garage.



Road Map



Hybrid Map



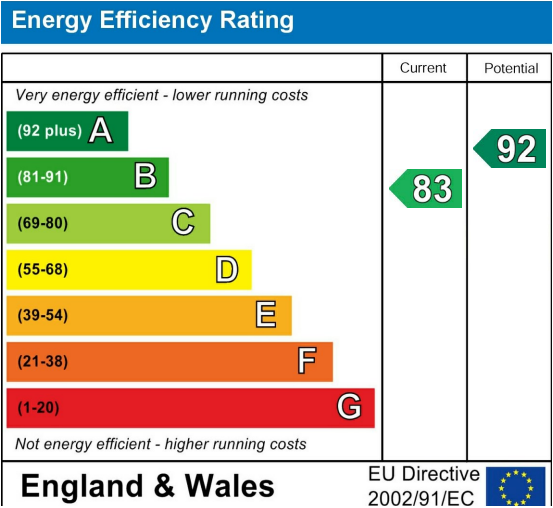
Terrain Map



Floor Plan



Energy Efficiency Graph



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