

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



29 Rushmore Street

, Leamington Spa, CV31 1JA

Rent £1,350 Per Calendar Month

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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:

- 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 1 child), No sharers
- The property is NOT a HMO and Not suitable for sharers, students, smokers, or pets.

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 = £1350 - Holding Deposit = £311 - Deposit = £1557 (minus the Holding Deposit)
 - Qualifying single or joint salary of £40500a
 - 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

Client Money & Deposits Council Tax B Epc D

Our tenants Deposits are protected under the Deposit Protection Services.

Lounge

13'4 x 11'7 max (4.06m x 3.53m max)
1 UPVC Double glazed Window to front,

Inner hall

stairs to first floor

Kitchen Diner

13'4 x 11'8 (4.06m x 3.56m)
UPVC Double glazed Window to rear, the kitchen has completely been refitted leaving some original features like storage cupboards with the wooden wax doors, now

comprising iron base level sewage units, the sink plumbing for automatic dishwasher, a great space for table and chairs door to the Home Office / Sun Lounge

Home Office/Sun Lounge

9'1 x 7'6 (2.77m x 2.29m)
Fantastic space, with bi - folding doors

Cloak room/ Utility

7'6 x 2'8 (2.29m x 0.81m)
Window to rear, wash hand Basic, Low level wc, automatic washing machine.

Landing

Doors to

Bedroom 1

16'8 x 10'5 (5.08m x 3.18m)
UPVC Double glazed Window to front

Bedroom 2

11'8 x 10'4 (3.56m x 3.15m)
UPVC Double glazed Window to rear, walk in storage cupboard + 7' x 2'5 - 2.13m x 0.74m walk in cupboard

Bathroom

7'5 x 5' (2.26m x 1.52m)
UPVC Double glazed Window to rear, suite, comprising a panel, bath with shower over, low level wc, Wash hand basin, there is also a beautiful Victorian fireplace for ornamental, towel radiator

Gravel Courtyard

A gravel courtyard, with side access, ideal to store a bicycle



Road Map



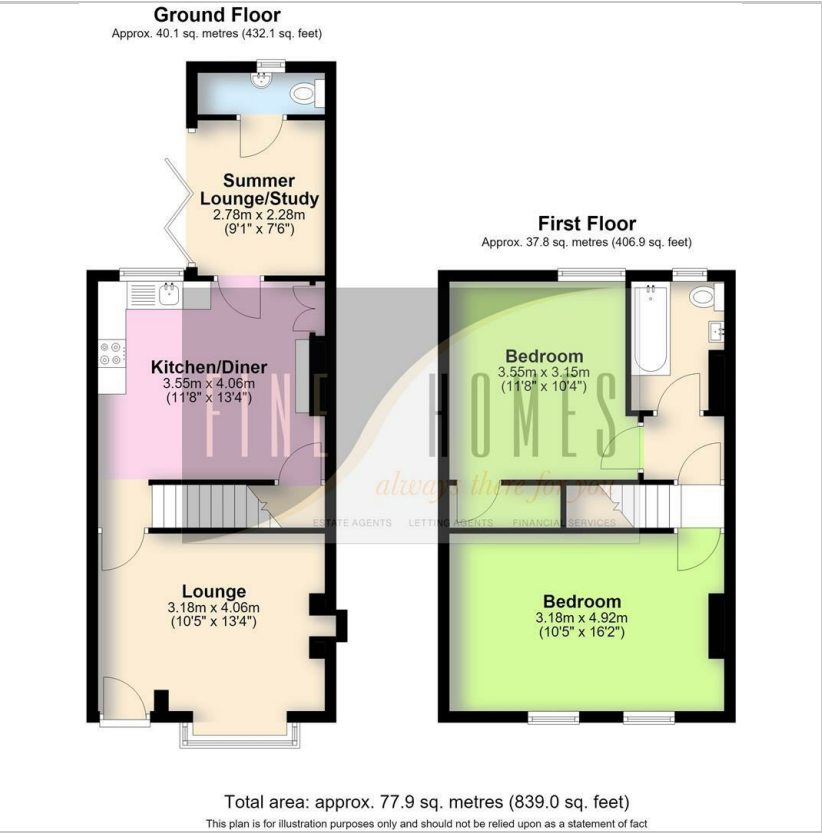
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

