Scriven & Co.
Est. 1937

Residential Lettings

12, Tabbs Gardens, Kidderminster, DY10 2DT

£995 Per Month **Holding deposit £225** **Deposit £1145**

Re-planned and improved two-bedroom house having newly landscaped garden, en-suite to master bedroom and popular location on modern estate

- Two-bedroom house
- Stylish kitchen with oven, hob and extract filter
- Rear reception room with patio doors leading to garden
- Ensuite shower room to master bedroom
- Rear second bedroom
- House bathroom with shower
- DG windows and gas boiler heating
- Landscaped enclosed rear garden
- Driveway Parking
- Available now!

All Buildings Great & Small

RICS Regulated by RICS
arla naea propertymark
intertek ISO 9001:2015
UKAS MANAGEMENT SYSTEMS 014
OnTheMarket rightmove

With forecourt parking, this lovely property includes hall entrance, open-plan and modern stylish kitchen with oven, hob & extract hood filter leading into rear reception room. Rear reception room with sliding doors to the garden and stairs to the first-floor landing. Front master bedroom with ensuite shower room. House bathroom with shower over bath. Rear bedroom. Modern boiler serving radiator heating. PVCu DG windows. Newly landscaped rear garden. Available Now!

INFORMATION FOR TENANTS

Why Choose Scriven & Co?
At Scriven & Co, we've been serving tenants since 1937. As a regulated firm, we adhere to the highest industry standards set by the Royal Institute of Chartered Surveyors (RICS) and ARLA Propertymark. Our dedicated team ensures smooth lettings and ongoing property management, providing you with professional and friendly support every step of the way.

Renting Procedure
1. Virtual Property Viewing: Start with our online "walk-through" video tour for a convenient initial viewing.
2. Pre-Qualification Application: Submit a quick pre-application form via the link we send to you via email following your enquiry.
3. Application Review: We review applications with the landlord, discussing moving timescales and tenancy details.
4. In-Person Viewing: If you are successful, we will invite you to view the property in person.
5. Referencing and Credit Checks: Upon acceptance, we conduct necessary checks through our trusted third-party agency, Goodlord.
6. Confirmation of Start Date: Once references are satisfactory, we confirm the tenancy start date and details with you.
7. Signing Tenancy Agreement: Electronically sign the tenancy agreement, ensuring transparency and clarity.
8. Property Handover: Prior to move-in, we prepare a detailed schedule of the property's condition, ensuring a smooth transition.
9. Key Handover and Utility Notification: On the tenancy start date, keys are released, and utility providers are notified.
10. Pet Policy: If agreed with the landlord, pets are welcome with certain conditions, including a monthly rent increase of £25 and professional cleaning requirements.

Upfront Costs
• Holding Deposit: 1 week's rent
• Tenancy Deposit: 5 weeks' rent (registered with TDS)
• First Rent Payment: One month's rent in advance (minus holding deposit)

Additional Charges During Tenancy
• Alterations to Tenancy Agreement: £50.00 including VAT
• Early Termination Fees: Agreed in writing, covering reasonable costs incurred
• Late Rent Payment Fee
• Lost Keys/Security Devices Replacement Costs

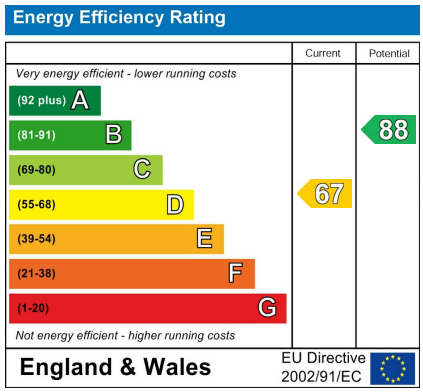
Rent Payment Method
Set up a standing order for monthly rent payments, due on the first of each month.

Other Bills to Consider
Council tax, gas, electricity, water, TV license, and insurance for personal belongings.

Contact Us
For any queries, contact our Lettings Department at 0121-422-4011 (option 2). We're here to help with any concerns, big or small.

(QC115e 04/24)

Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.
Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors.
VAT : All figures quoted are exclusive of VAT where applicable. **Rating Assessments :** Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries. (REV03:02/26).



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- Regulated By RICS

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