

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 54 Banquo Approach

, Warwick, CV34 6GB

Rent £1,450 Per Month



# 54 Banquo Approach

, Warwick, CV34 6GB

## Rent £1,450 Per Month



### 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

### Viewing Application Form

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

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

- NB. MAX A FAMILY OF 4- NO to SHARERS - NO to HMO'S - NO to STUDENT LETS - NO to SMOKERS. - No Pets
- The AST is an initial 12 Month term. 'With No Break Clause', automatically converting to a periodic.
- We DO NOT DO 6 Months Lets! Nor DO WE TAKE 6 Months Rent - OR 12-Months'

### Rent UP FRONT.

- A successful references validation will be required on all persons over the age of 18.
- Right to Rent checks will need to be successfully completed (UK under the Immigration Act 2014)
- YOU WILL NEED TO BE FREE FROM ANY ADVERSE CREDIT, CCJs, IVAs, anything that affects or has affected your credit rating, past, present.

If you:-

- Are Self-employed, you will need 1 year's accounts on a SA302 with a net profit's income of 30 x the rent.
- If you Need a Guarantor: their income 30 x Rent, your annual income minimum of 12 x rent.
- Are on some Universal credit, Pensions, have savings, it can be taken into consideration. You will need to email us the details. Savings we would need proof of how they've built up..
- You will need to view the property in person, otherwise we will not hold the property.
- LANDLORDS EXPRESSED PREFERENCES!

### 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 = £1450 - Holding Deposit = £334.00 - Deposit = £1673.00 (minus the Holding Deposit)
- Qualifying single or joint salary of £43500.00pa
- 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

Tel: 01926 888838

## Client Money, Deposits Council Tax C & EPC C

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

### Entrance Hall

11'7" x 3'6" (3.53 x 1.07)

Via double glazed metal clad door with glass, stairs to first floor with storage under, radiator,, laminate flooring wood panel doors to:

### Cloakroom

7'2" x 2'1" (2.18 x 0.64)

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

### Lounge Diner

15'6" x 14'7" (4.72 x 4.45)

UPVC double glazed window to rear aspect with French patio doors opening to rear garden. Feature fireplace with mantle over coal effect gas fire, 2 radiators, walk in storage.

### Kitchen Breakfast

10'10" x 8'2" (3.30 x 2.49)

UPVC double glazed bow window to front, Modern fitted kitchen with range of eye and base level units and drawers, stainless steel single bowl single drainer sink unit with mixer taps, decorative tile splash back, ample worktop surface. area for table and chairs, lino tile flooring.

White Goods include, stainless steel gas electric hob with extractor hood above, electric fan assisted built under double oven, fridge freezer, automatic washing machine, dishwasher. radiator.,

### Landing

6'7" x 3'10" (2.01 x 1.17)

Airing cupboard housing hot water cylinder and immersion heater, additional storage space, loft doors to;

### Bedroom1

10'5" x 10'2" (3.18 x 3.10)

UPVC double glazed window to front radiator, built in triple wardrobes.

### En Suite

7'7" x 4'10" (2.31 x 1.47)

UPVC double glazed window to front 3 piece suite comprising pedestal wash hand basin, shower cubicle, low level WC, part tiled walls, extractor fan, radiator, shaver point, lino time flooring.

### Bedroom 2

8'11" x 8'8" (2.72 x 2.64)

UPVC double glazed window to rear radiator .

### Bedroom 3

8'6" x 6'4" (2.59 x 1.93)

UPVC double glazed window to rear radiator .

### Bathroom

6'5" x 5'8" (1.96 x 1.73)

UPVC double glazed window to side, 3 piece suite comprising panelled bath with mixer taps and shower attached, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, radiator, shaver point.

### Front

Mainly laid to lawn, shrubs and borders, to the right under archway, around to the left there is a driveway providing off road parking for up to 2 cars in tandem, path to side with side access gate.

### Rear

Large paved patio area with dwarf wall and steps up to a circular lawned area with gravel paths, shrubs and young trees, garden shed, all to a Southerly aspect, bounded by panelled fencing, rear access via gate leading to the side and the rear parking.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

