

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 3 Barnard Close

, Leamington Spa, CV32 7QD

Rent £1,350 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 (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, 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 = £311.00 - Deposit = £1557.00 (minus the Holding Deposit)
  - Qualifying single or joint salary of £40,500 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

Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect. Council Tax C- EPC C

## Entrance Porch

UPVC Door and Windows



### Entrance Hall

Entered via metal clad double glazed door, radiator, smoke detector, wood laminate flooring, stairs to 1st floor, doors opening to:

### Lounge

14'9" x 12'7" (4.50 x 3.84)

UPVC double glazed window to front aspect, TV point, power points, radiator, alcove under stairs.

### Kitchen Diner

15'9" x 8'6" (4.80 x 2.59)

UPVC double glazed window to rear aspect, modern fitted kitchen with range of eye and base level units and draws with ample work surface, one and a half bowl sink unit with mixer taps, power points, White goods include Range Double Cooker, with extractor hood, fridge and dishwasher. Breakfast Bar, Space for dining area with UPVC double glazed French doors to the rear garden, radiator, wall mounted gas combination boiler, area for a table and chairs.

### Utility Room

11'4" x 6'11" (3.45 x 2.11)

UPVC double glazed window and door to rear,

### Shower room

5'1" x 4'0" (1.55 x 1.22)

3 piece suite comprising low level WC, wash hand basin, shower cubical, decorative tile splash back, radiator.

### Landing

UPVC double glazed window to side, doors to all rooms.

### Bedroom 1

12'3" " x 9'10" (3.73 0.00 x 3.00)

UPVC double glazed window to rear aspect, double wardrobes, radiator, power points,

### Bedroom 2

11'5" x 9'10" (3.48 x 3.00)

UPVC double glazed window to front aspect, Double wardrobe, radiator, power points.

### Bedroom 3

8'5" x 6'4" (2.57 x 1.93)

UPVC double glazed window to rear aspect, radiator, power points,

### Bathroom

8'10" x 5'7" (2.69 x 1.70)

UPVC double glazed opaque window to front aspect, Re fitted bathroom suite comprising with Corner Bath bath with mains mixer shower over, wash hand basin & low level WC in a vanity unit. Radiator, extractor fan,

### Garage

15'9" x 7'8" (4.80 x 2.34)

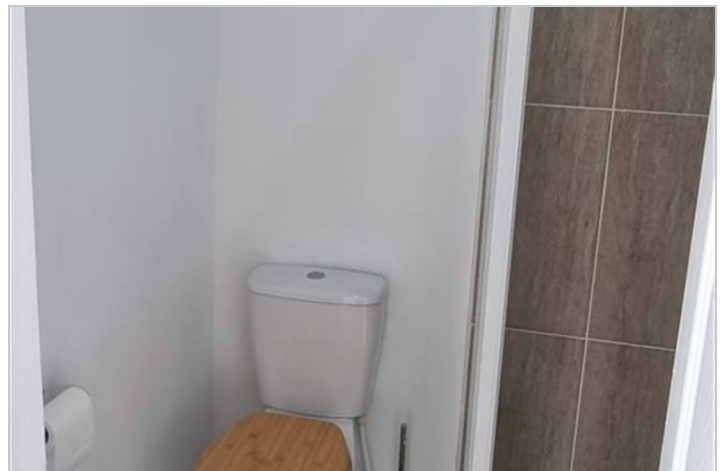
Power & Lighting, electric garage door.

### Front

Drive for 3 cars leading to the garage

### Rear

Landscaped rear garden with a Pagoda over the patio and mainly laid to lawn area, Patio area, BBQ, bounded by panel fencing. .



Road Map



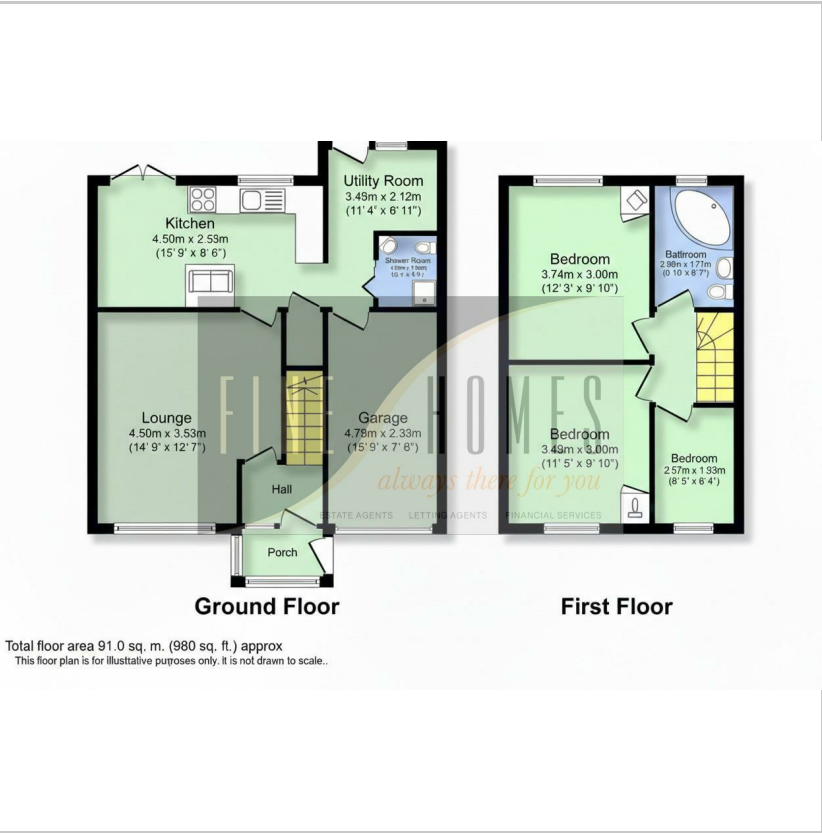
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

