

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



23 Glendower Approach

Heathcote, Warwick, CV34 6ET

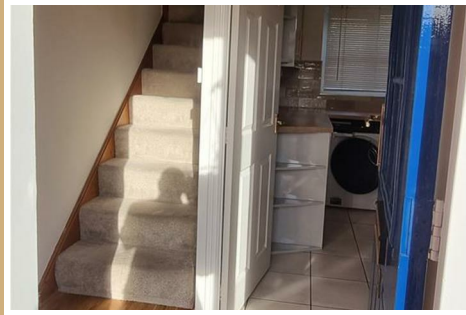
Rent £1,295 Per Calendar Month



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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:

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

-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 = £1295 = Holding Deposit = £298 - Deposit = £1,494 (minus the

Tel: 01926 888838

Holding Deposit)

- Qualifying single or joint salary of £38850 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 * EPC C Council C

Entrance Hall

Entered via double glazed door, stairs to first floor. Radiator, wood laminate flooring, wood panel doors to:

Cloakroom

UPVC double glazed window to front, suite with low level wc wash hand basin set in vanity unit, towel rail, ceramic tile flooring

Kitchen

8'11 x 7'11 (2.72m x 2.41m)

UPVC double glazed window to side, Modern fitted kitchen with range of eye and base level units & drawers, sink unit with mixer taps tap, tile splash back, ample worktop surface. Built in white goods gas hob, extractor hood above, electric fan assisted built under oven, washing machine, fridge freezer, Wall mounted gas combination boiler on demand, ceramic flooring.

Lounge Diner

16'3 x 12'5 (4.95m x 3.78m)

UPVC double glazed window to rear with French patio doors opening to rear garden. Power points, 2 radiator, storage cupboard. Wood laminate flooring.

Landing

UPVC double glazed window to side, storage cupboard, smoke alarm, doors to:

Bedroom 1

10'10 x 10'4 (3.30m x 3.15m)

UPVC double glazed window to rear, radiator, power points, built in double wardrobes.

Bedroom 2

12'5 x 8'9 (3.78m x 2.67m)

UPVC double glazed window to rear, radiator, power points,, built in double wardrobes.

Bathroom

UPVC double glazed window to rear, 3 piece suite comprising P shaped shower bath with shower over, wash hand basin set in vanity unit, low level WC, tiled walls, extractor fan, chrome towel radiator, ceiling down lights. Ceramic tile flooring.

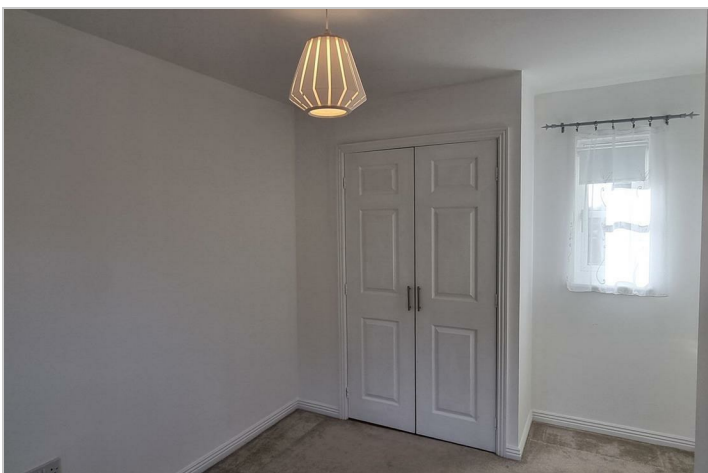
Rear

Larger than average 2 bedroom garden, Mainly laid to lawn with patio side access via gate to 2 allocated parking spaces,

Garage & Drive

Front

Brick wall with black wrought iron railing, Gravel area Pathway leading to front door.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

