

strakers

8 Stickleback Road, Calne, Wiltshire, SN11 9RB

In branch | Online | On the move
strakers.co.uk

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£1,800 Per Calendar Month

- Detached Home
- Superbly Presented
- Four Bedrooms
- Bathroom & En-Suite Bathroom
- Gardens To Side and Rear
- Garage and Parking
- Available NOW

EPC Rating C









Beautifully presented, fully redecorated, with brand new kitchen and flooring throughout, we have a spacious 4 bedroom detached home, situated in a quiet residential road on the popular Lansdowne Park on the outskirts of Calne. The property offers spacious accommodation to include a lounge, brand new kitchen/breakfast room with a pantry and a cloakroom to the ground floor. To the first floor there are 2 good sized double bedrooms, a smaller double bedroom and a family bathroom. The impressive principle suite is located on the second floor having a large en suite bathroom with separate shower, a dressing room (with fitted cupboards) and a large double bedroom. Externally there is a garage and 2 parking spaces to the side of the property and a garden to the side and rear of the property. Available now, u/f, £1800pcm

FEES & PROCEDURES
Once you have viewed and selected a property you would like to rent, Strakers ask you to adhere to the following procedure:
WHAT TO DO NEXT:
1.Contact the Strakers office that has arranged the viewing for you straight away, and tell them you would like to proceed with the rental of the property you have viewed
2.You will be asked to pay a Holding Deposit, equal to 1 week's rent of that property, either by cash, card payment, or bank transfer. The holding deposit will reserve the property for you for 14 days whilst the reference checks are being done. This forms a deadline for agreement whereupon a tenancy start date should be mutually agreed with yourself and the landlord, subject to referencing. The holding deposit is refundable unless you provide misleading or inaccurate information on your application, you fail a right to rent check, you withdraw from the rental of the property or you fail to take reasonable steps to enter into the tenancy agreement. This process is in accordance with the Tenant Fees Act 2019)
3.Complete an Application Form for each adult over the age of 18 who will be living in the property and return them to the office, by hand or by scanning and e-mailing
4.Please provide identification for each applicant, in the form of Passport, or Birth Certificate AND Driver's Licence
PROCEDURE:
The Application Forms will be sent to Homelet Referencing Agency. Homelet will check for adverse credit history, undisclosed addresses, electoral roll check, bank validation, CIFAS fraud, financial sanctions, employment reference check and seek a landlord reference if you are currently renting.
Under some circumstances, a Guarantor may be required, who must be referenced and agreed by the landlord
As soon as references have been passed, you will be contacted by Strakers and a start date of tenancy can be agreed
Any application is subject to referencing and right to rent checks, and any let agreed subject to contract.

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All leases are for a minimum term of 12 months under an Assured Shorthold Tenancy agreement, as defined under the 1988 Housing Act, unless otherwise stated
Rent is payable monthly in advance, unless 6 or 12 month's rent has been agreed and paid in advance. All rentals are exclusive of utility charges and council tax, unless otherwise stated.
A deposit of 5 weeks' rent is payable and held throughout the tenancy with TDS, unless the Landlord uses an alternative Government approved scheme, of which you will be fully informed.
Smoking is not allowed in any properties, and pets will only be permitted with prior agreement by the landlord
PAYMENT DUE ON OR BEFORE THE TENANCY START DATE
Payment must be received in cleared funds before the tenancy can begin. Payment can be made by Bank Transfer, Cash, Building Society Cheque, or Card Payment
TENANT FEES DURING THE TENANCY
The following are fees that can be charged to the tenant:
Payments to change the tenancy, when requested by the tenant (e.g a change of tenant or permission to keep a pet). A charge of £50 inc vat will be charged for the amendment of a tenancy agreement or addition of an addendum. Further charges may be applicable in some circumstances.
Early termination of tenancy, when requested by the tenant. A charge equal to the loss of rent plus reference charge of any new tenant, plus advertising /



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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For further details 01380 722995
lettings@strakers.co.uk

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