

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 1 Falstaff Grove

Heathcote, Warwick, CV34 6EY

Rent £1,295 PCM

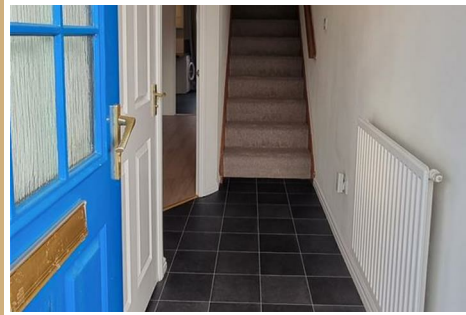




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## Viewing

**\*\*IMPORTANT\*\*:** If you want to view this property. First you must scroll down and read the 'Tenants: Important Information. And Q&A' it tells you the term, who can live there and if pets are allowed etc.

Then copy Viewing Information From of the 9 questions below. This tells us about you with no mistakes.

Copy and paste to either Fine Homes Contacts: RM 'Request details' Or Zoop 'Email agent' property portals.

We can qualify you quickly and arrange a viewing

If you cannot, then email us requesting a copy Viewing Information From of the 9 questions.

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. 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?

9. Do you have any unspent criminal convictions

## 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 = £1295 = Holding Deposit = £298- Deposit = £1494. (minus the 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 D

Deposits are protected under the Deposit Protection Services.

Client Money is Protected through Client Money Protect.

EPC Rate C & Council Tax Band D

Tel: 01926 888838

#### Entrance Hall.

10'0" x 3'7" (3.05 x 1.09)

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

#### Cloakroom

5'5" x 2'10" (1.65 x 0.86)

UPVC double glazed window to front, 2 piece suite, radiator.

#### Lounge

15'2" x 14'10" (4.62 x 4.52)

UPVC double glazed window to front power points, radiator, Wood laminate flooring, alcove under stairs.

#### Kitchen/Diner

14'9" x 10'2" (4.50 x 3.10)

UPVC double glazed window French doors to the rear garden, New Kitchen in High Gloss White with range of units and draws with ample work surface, power points, White goods include - electric fan assisted oven, stainless steel gas hob with extractor hood, fridge freezer, washing machine and dishwasher. radiator, area for a table and chairs.

#### Landing

10'6" x 6'2" (3.20 x 1.88)

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

#### Bedroom 1

12'5" x 8'2" (3.78 x 2.49)

UPVC double glazed window to rear, built in double wardrobes, radiator,

#### Bedroom 2

36'1" x 8'6" (11 x 2.59)

- UPVC double glazed window to front, built in single wardrobe, radiator,

#### Bedroom 3

9'1" x 6'6" (2.77 x 1.98)

UPVC double glazed window to rear, radiator,

#### Bathroom

6'2"x 5'7" (1.88x 1.70)

UPVC double glazed opaque window to front, bathroom suite comprising white panelled bath with mains mixer shower over, pedestal wash hand basin, low level WC, radiator, extractor fan, vinyl flooring

#### Rear

Mainly laid to to patio, bounded by Brick walling .

#### Front

Corner plot with lawn to front and side with shrubs and borders.

#### Garage To The Left En Bloc

Drive providing off road parking leading to garage with up and over door., No Power.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

