FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



# 19 Coriolanus Square

Warwick Gates, Warwick, CV34 6GR

Rent £1,495 PCM

3 2 1 B

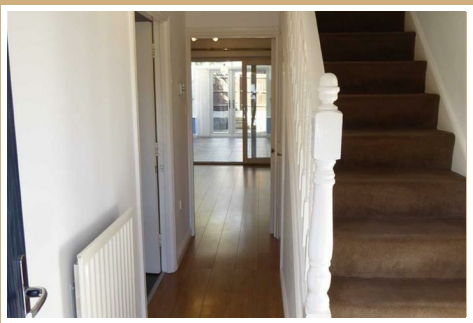




# 19 Coriolanus Square

Warwick Gates, Warwick, CV34 6GR

## Rent £1,495 PCM


## Viewing

Please complete the this ‘’Viewing Application Form” for information we need, we will then contact you to arrange a viewing.
**Its very IMPORTANT: you read the 'Tenants: Important Information. And Q&A' and Rent, Holding Deposit & Deposit Etc - in the property details. It tells you what we are offering etc.**
It enables to qualify you quickly and set up the viewing with the correct date, (ie name, number and email).
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? 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.**
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 in and have you given notice. (Sorry 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, bear in mind our viewing hours are weekdays only, 9.30 am to 5pm**? 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, 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 = £1495 = Holding Deposit = £345- Deposit = £1725. (minus the Holding Deposit)
- Qualifying single or joint salary of £44850 Pa
- The holding deposit will be held for 2 weeks whist 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

Our tenants Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.
Council Tax - D EPC - B

### *Solar Panels*

When the Solar Panels are producing enough electricity to feed back in to the grid, you will receive free electricity. On the providing you are not using more than its making.
When the Solar Panels are are not producing, you will pay for the electric as normal, you are free to chose your provider.

### Canopied Porch

Outside light, paved step,

### Entrance Hall

12'10" x 5'10" (3.91 x 1.78)
Entered via new double glazed composite door with glass effect, radiator, staircase to first floor, wood laminate flooring, doors opening to:

## Cloakroom
4'6" x 2'7" (1.37 x 0.79)
2 piece suite comprising low level WC, pedestal wash hand basin, decorative tile splash back, radiator, extractor fan, wood laminate flooring.

## Kitchen
12'8" x 6'8" (3.86 x 2.03)
UPVC double glazed window to front. Modern kitchen with range of High Gloss eye and base level units plus drawers with ample work surface, Stainless Steel one & half bowl single drainer sink unit with mixer tap, decorative tiling. White Goods include gas hob with extractor hood, electric oven built under, automatic washing machine, dish washer and a space for a fridge freezer,, radiator.

## Lounge Diner
13'2" x 13'0" (4.01 x 3.96)
Double glazed side sliding patio doors to Conservatory, power points, radiators, wood laminate flooring..

## Conservatory
Constructed on Brick and block, Double glazed French door to rear open out to the rear garden, ceramic tile flooring.,

## Landing (1st Flr)
14'11" x 6'0" (4.55 x 1.83)
UPVC double glazed window to front, built in airing cupboard housing hot water cylinder and additional storage space, stairs to 2nd floor, doors to:

## Bedroom 2
13'0" x 8'8" (3.96 x 2.64)
UPVC double glazed window to rear, radiator,

## Bedroom 3
10'11" x 6'8" (3.33 x 2.03)
UPVC double glazed window to front, radiator,

## Family bathroom
6'7" x 6'1" (2.01 x 1.85)
suite comprising white panelled bath with mixer taps and shower attachment, pedestal wash hand basin, lower level WC, radiator, shaver light, extractor fan,

## Landing (2nd Flr)
3'3" x3'2" (0.99 x0.97)
UPVC double glazed window to side

## Bedroom 1
12'11" x 11'11" (3.94 x 3.63)
Double glazed Velux window to rear, radiator, Built in Double wardrobes, access to loft space, door to door to:

## En Suite Shower
9'5" x 5'9" (2.87 x 1.75)
UPVC double glazed window to front, 3 piece suite comprising quadrant shower cubical, low level WC, pedestal wash hand basin and tiled effect vinyl floor., Chrome towel radiator, shaver point,

## Garage to rear
Up and over door, power and lighting, storage above, door to garden, Driveway to the front.

## Front
Block paved frontage with shrubs, .

## Rear
Low maintenance with Paved patio terrace, a path leading to a garage, bounded by panelled fencing, door to garage.

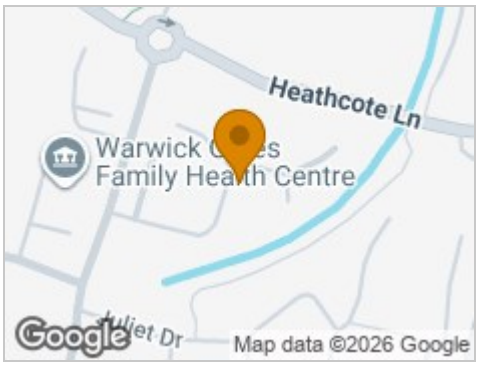








Road Map




Hybrid Map



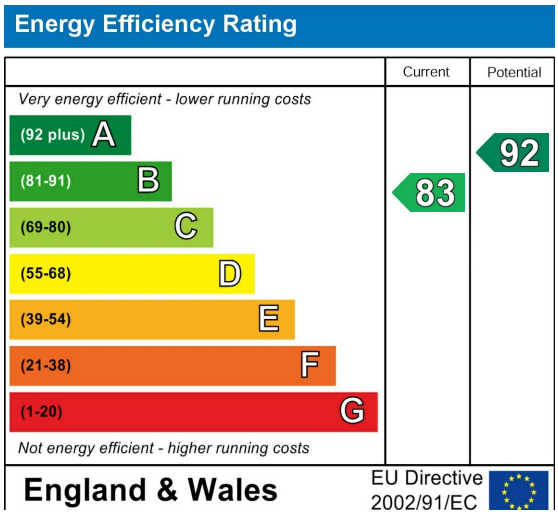

Terrain Map




Floor Plan




Energy Efficiency Graph




4 Cressida Close Warwick Gates Heathcote Warwick CV34 6DZ T. 01926 888838 F. 01926 885368 E. info@finehomes.org.uk www.finehomes.org.uk

Abco Properties Ltd trading as Fine Homes. Registered Office: Bank Gallery High Street Kenilworth Warwickshire CV8 1LY Registered No. 0529067 VAT No. 854905011

Whilst every effort has been made to ensure their accuracy. Fine Homes Estate Agents do not accept any errors in these detials, nor do they constitute a contract. These details are issued on condition that all negotiations are conducted via Fine Homes Estate Agents

THE GUILD PROPERTY PROFESSIONALS rightmove.co.uk The UK's number one property website Zoopla.co.uk PrimeLocation.com CMP Client Money Protect The Property Ombudsman APPROVED CODE TRADINGSTANDARDS.UK