

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 8 Hebe Way

Whitnash, Leamington Spa, CV31 2SX

Rent £1,295



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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, as shown on your passport (first & last names) (and relationship) **We need to check the UK Sanctions & 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 No sharers
- 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 = £1195 = Holding Deposit = £298 - Deposit = £1494 (minus the Holding Deposit)
  - Qualifying single or joint salary of £35850 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 Tac C Epc B

Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.

### Entrance Hall

Via Double glazed door with opaque glass, stairs to first floor, radiator, central heating thermostat, power points, smoke detector, Wood laminate flooring, wood effect panel doors to:

## Cloak room

### Kitchen Open Plan to the Lounge Diner

10'3 x 7' (3.12m x 2.13m)

UPVC Double glazed window to front. Modern kitchen with range of units and drawers, Stainless Steel sink unit with mixer taps, ample worktop surface. Built in white goods include Stainless steel gas hob with extractor hood above, Stainless Steel electric fan assisted built under oven, washing machine, Dish washer and fridge freezer, radiator. Wall mounted gas boiler supplying domestic hot water and central heating, dining area for table and chairs, ceramic tile flooring.

### Dining Area

7 x 6'9 (2.13m x 2.06m)

### Lounge Area

15 x 9'2 (4.57m x 2.79m)

Upvc Double glazed window to front under stairs storage cupboard, Wood laminate flooring, door to :-

### Landing

UPVC Double Glazed window to the side. cupboard doors to:

### Bedroom 1

14'11 x 10'8 (4.55m x 3.25m)

UPVC Double glazed window to front radiator, power points, built in double wardrobes,

### Bedroom 2

13' x 8'3 (3.96m x 2.51m)

UPVC Double glazed window to rear, Built in Double Wardrobes, radiator, power points.

### Bathroom

UPVC Double glazed opaque window to rear, 3 piece suite comprising panelled bath with mains mixer shower, Wall mounted wash hand basin and low level WC, part tiled walls, extractor fan, radiator, shaver light point.

### Front

Parking for 2 cars, side access.

### Rear

Mainly laid to lawn with paved patio area, shrubs and borders, bounded by panelled fencing,



### Road Map



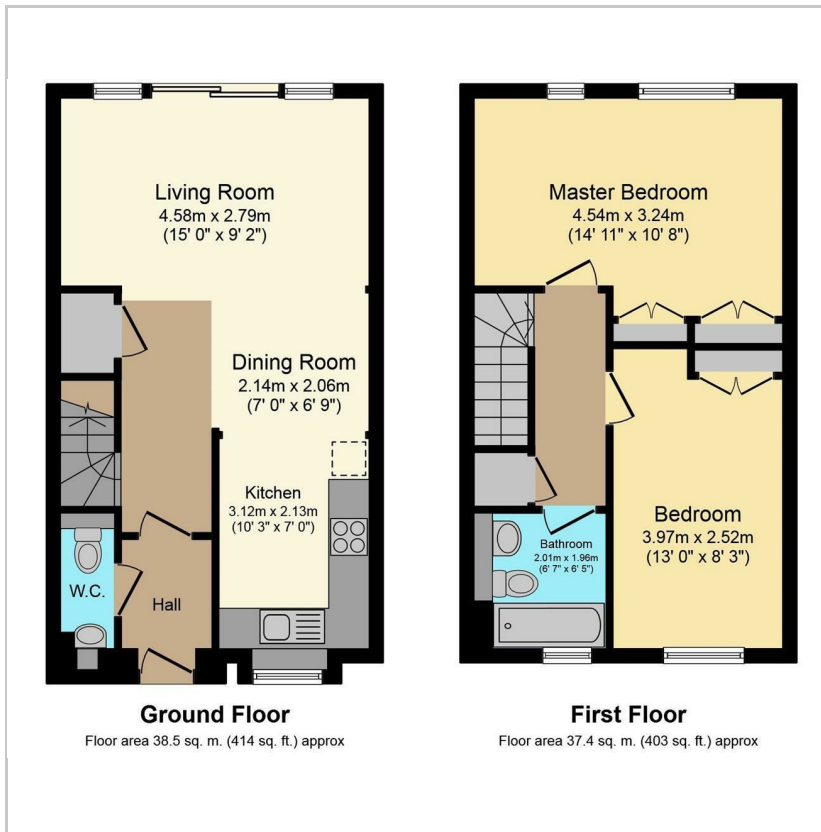
### Hybrid Map



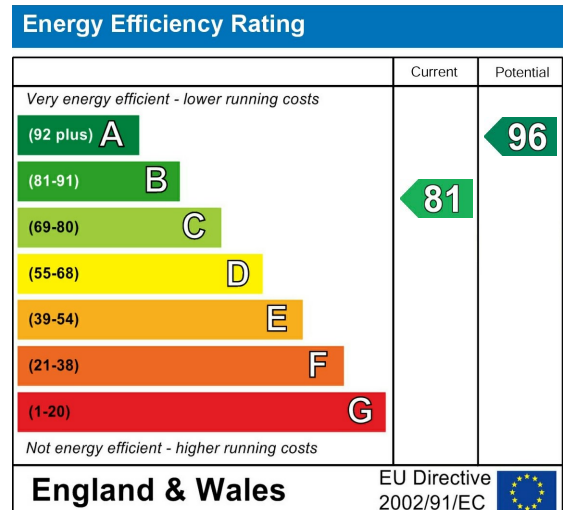
### Terrain Map



### 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](http://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

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