

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 8 Timon View

Warwick Gates, Warwick, CV34 6ES

Rent £1,800 PCM



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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 (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?

## 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 = £1800 = Holding Deposit = £415.00- Deposit = £2076..00. (minus the Holding Deposit)

- Qualifying single or joint salary of £54,000 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 Tax E & EPC D

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

Council Tax - E EPC - D

## Recess porch

Outside light, paved step.

## Entrance hall

14'1" x 3'8" (4.29 x 1.12)

Via double glazed metal clad door, stairs to first floor, radiator, smoke detector, door to Study/5 bedroom glass & wood panel doors to:

## Cloakroom

6'2" x 2'7" (1.88 x 0.79)

UPVC double glazed window to front, suite comprising low level WC, pedestal wash hand basin, radiator.

### Lounge

14'9" x 10'11" (4.50 x 3.33)

UPVC double glazed bay window to rear with UPVC double glazed French patio doors opening to rear garden

Feature fireplace with marble and wood effect mantle over and surround, raised hearth. Living flame, coal effect gas fire, power points, TV point, radiators, wood effect flooring.

### Kitchen Family Room

14'6" x 9'1" (4.42 x 2.77)

UPVC double glazed window to rear. Modern fitted kitchen with range of eye and base level units and drawers, sink unit with mixer taps, decorative tile splash back, ample worktop surface. White Goods include gas hob with extractor hood above electric fan assisted built over double oven, automatic washing machine, dishwasher, fridge freezer, radiator. Area for table and chairs double glazed door to side:-

### Dining area off the kitchen

10'5" x 8'8" (3.18 x 2.64)

UPVC double glazed window to front. Range of wall units, radiator, wood laminate flooring.

### Study/Hobby room

UPVC double glazed window to front aspect. Power points, radiator,

### Utility / storage cupboard

4'11" x 4'8" (1.50 x 1.42)

This room is within the Music room, Wall mounted gas boiler

### Landing

16'6" x 8'0" (5.03 x 2.44)

Access to loft space, airing cupboard housing hot water cylinder and immersion heater, additional storage space, doors to:

### Bedroom 1

15'7" x 10'9" (4.75 x 3.28)

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

### En Suite Shower Room

8'5" x 5'1" (2.57 x 1.55)

UPVC double glazed window to rear, 3 piece suite comprising wash basin & WC set in a vanity unit, double shower cubicle, radiator, shaver point.

### Bedroom 2

12'4" x 8'4" (3.76 x 2.54)

UPVC double glazed window to rear, radiator, power points.

### Bedroom 3

8'11" x 7'1" (2.72 x 2.16)

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

### Bedroom 4

8'11" x 7'1" (2.72 x 2.16)

UPVC double glazed window to rear, radiator, power points.

### Family bathroom

8'5" x 6'4" (2.57 x 1.93)

UPVC double glazed window to side, 3 piece suite comprising panelled bath with hand basin vanity unit, low level WC, part tiled walls, extractor fan, radiator

### Front

Mainly laid to lawn to side, shrubs and borders, driveway providing off road parking for up to 2 cars leading to garage, path to side with side access gate.

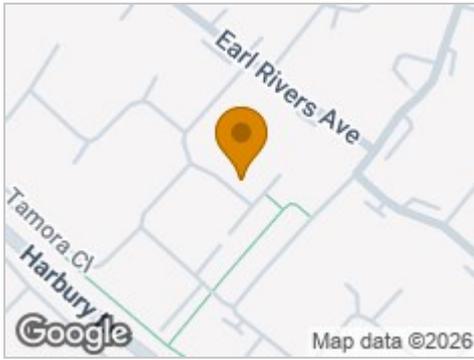
### Rear

Mainly laid to lawn with paved, decking and gravel patio area, shrubs and borders, side access via gate, bounded by panelled fencing. Picture were taken in the summer, they reflect how lovely it is and can be.

Council Tax Band is:- E



Road Map



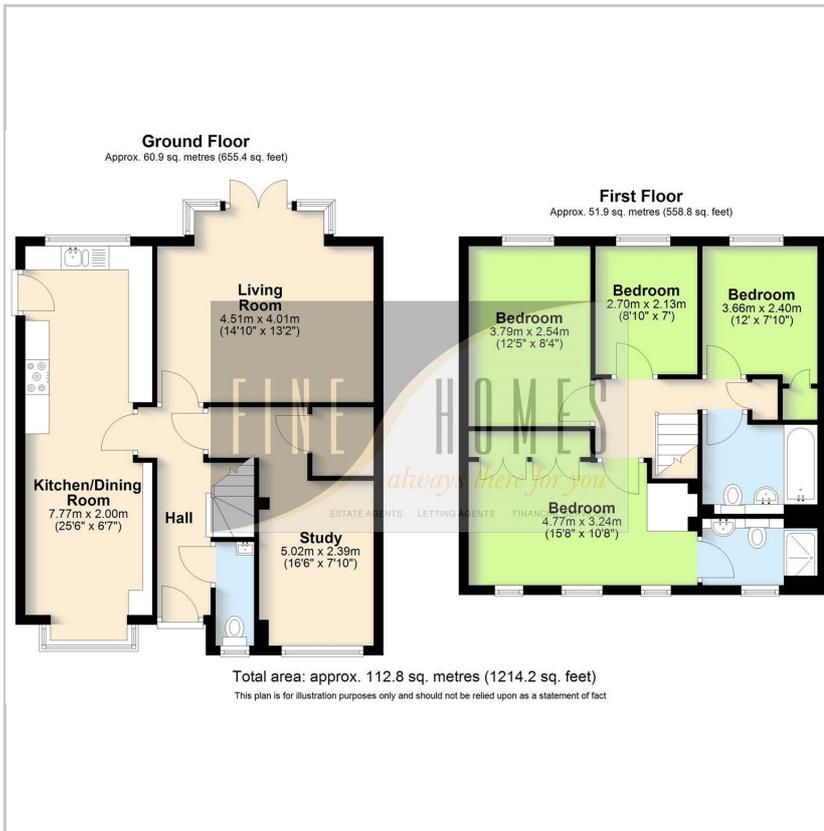
Hybrid Map



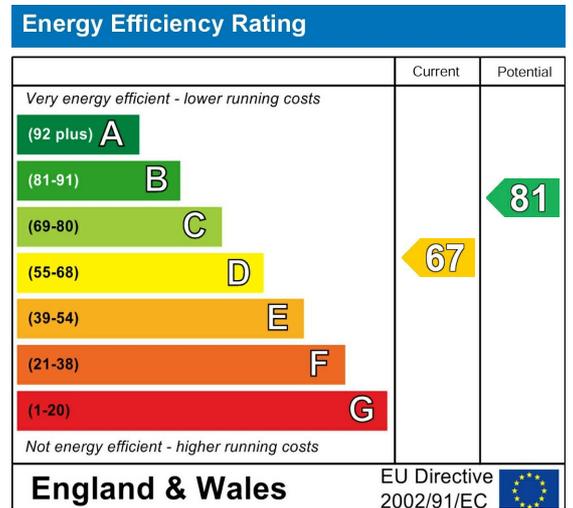
Terrain Map



Floor Plan



Energy Efficiency Graph



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