FINE HOMES
always there for you
ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



27 Desdemona Avenue

Warwick Gates, Warwick, CV34

£1,375 PCM

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Available Now, Unfurnished with White Goods.
Walk through.
A lovely 3 Bed House with Conservatory & Drive (1 Double & 2 singles). Freshly Decorated, Refurbished Kitchen in High Gloss White, Entrance Hall & cloakroom, Lounge Diner to rear, French doors to Conservatory, Kitchen to front. White Goods, Southerly rear Great for Schools, M40 & A46 Available Now , as it is vacant. To view it .Be sure to send in a viewing application, in the first paragraph, our email is in the footing of the brochure





Viewing Application Form

To view this property: BEFORE YOU CONTACT US - READ THROUGH the 'Tenants: Important Information. And Q&A'
Then complete the "Viewing Information Application Form" that has 9 questions.
Copy & Paste into on property portals RMove Request details' Or Zoopla 'Email agent'
it allows us to qualify you quickly , prior to the viewing.
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.You will be expected to take the property with in one month of viewing it. (Sorry If more than 1 month, *unless you are prepared to make up the rent. Please do not apply) –
3. We need your registered home address where you live now.
4. 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.
5. Are you or will you all be in full-time employment, more than 12 months? –
6. Have double checked the Landlord Preferences for Pet Requirements?
7. When are you available to view, please bear in mind our Viewing times of hours 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

Please note:
• The property is NOT a HMO and Not suitable for sharers, students, smokers, or pets.
• 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 UK Sanctions check List.
• 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 small family (2 adults 1 child), No sharers

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 = £1375.00 - Holding Deposit = £317.00 - Deposit = £1586.00 (minus the Holding Deposit)
- Qualifying single or joint salary of £41250.00pa
- 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

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

Entrance Hall

12'4" x 3'4" (3.76 x 1.02)
Entered via leaded light UPVC double glazed door; radiator; power points; smoke detector; telephone point; wood laminate flooring; stairs to 1st floor; doors opening to:

Cloakroom
4'10" x 2'10" (1.47 x 0.86)
Opaque UPVC double glazed window to front aspect; 2 piece suite comprising low level WC; pedestal wash hand basin; decorative tile splash back; radiator

Kitchen
9'10" x 7'1" (3.00 x 2.16)
UPVC double glazed window to front aspect; modern refurbished High Gloss white kitchen with range of eye and base level units plus drawers with ample work surface; s White Goods Fridge , ; power points;, radiator

Lounge Diner
15'8" x 13'10" (4.78 x 4.22)
UPVC double glazed French patio doors to rear aspect with side glass, opening to the rear garden, TV point; power points; 2 x radiator; wood laminate flooring,:

Conservatory
Brick and block, UPVC construction, French doors to the garden

Landing
Access to loft space which is partially boarded with light; power points; smoke detector doors to all rooms.

Bedroom 1
11'9" x 10'4" (3.58 x 3.15)
Alcove - 3'5'' x 3'7'' 1.05 x 1.09m
2 x UPVC double glazed window to front aspect; built in airing cupboard housing combination boiler and additional storage space, wardrobes radiator; power points;.

Bedroom 2
9'8" x 6'9" (2.95 x 2.06)
UPVC double glazed window to rear aspect; radiator; power points.

Bedroom 3
8'2" x 6'10" (2.49 x 2.08)
UPVC double glazed window to rear aspect; radiator; power points.

Bathroom
6'2" x 6'1" (1.88 x 1.85)
Opaque UPVC double glazed window to side aspect; bathroom suite comprising white panelled bath with electric shower over; pedestal wash hand basin low level WC; radiator,

Rear
36'0" x 25'0" (10.97 x 7.62)
Patio area, step up to a area with false grass garden, second patio areas, bounded by panelled fencing.

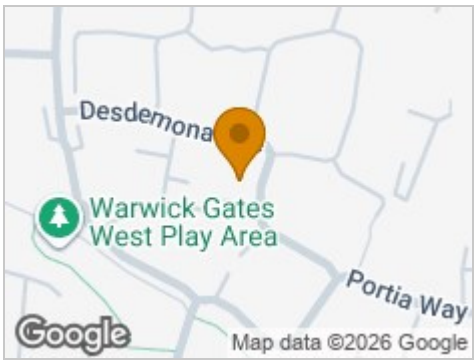
Front
Shrubs beds to side, Drive leading providing parking for1 car to the front.

New room






Road Map



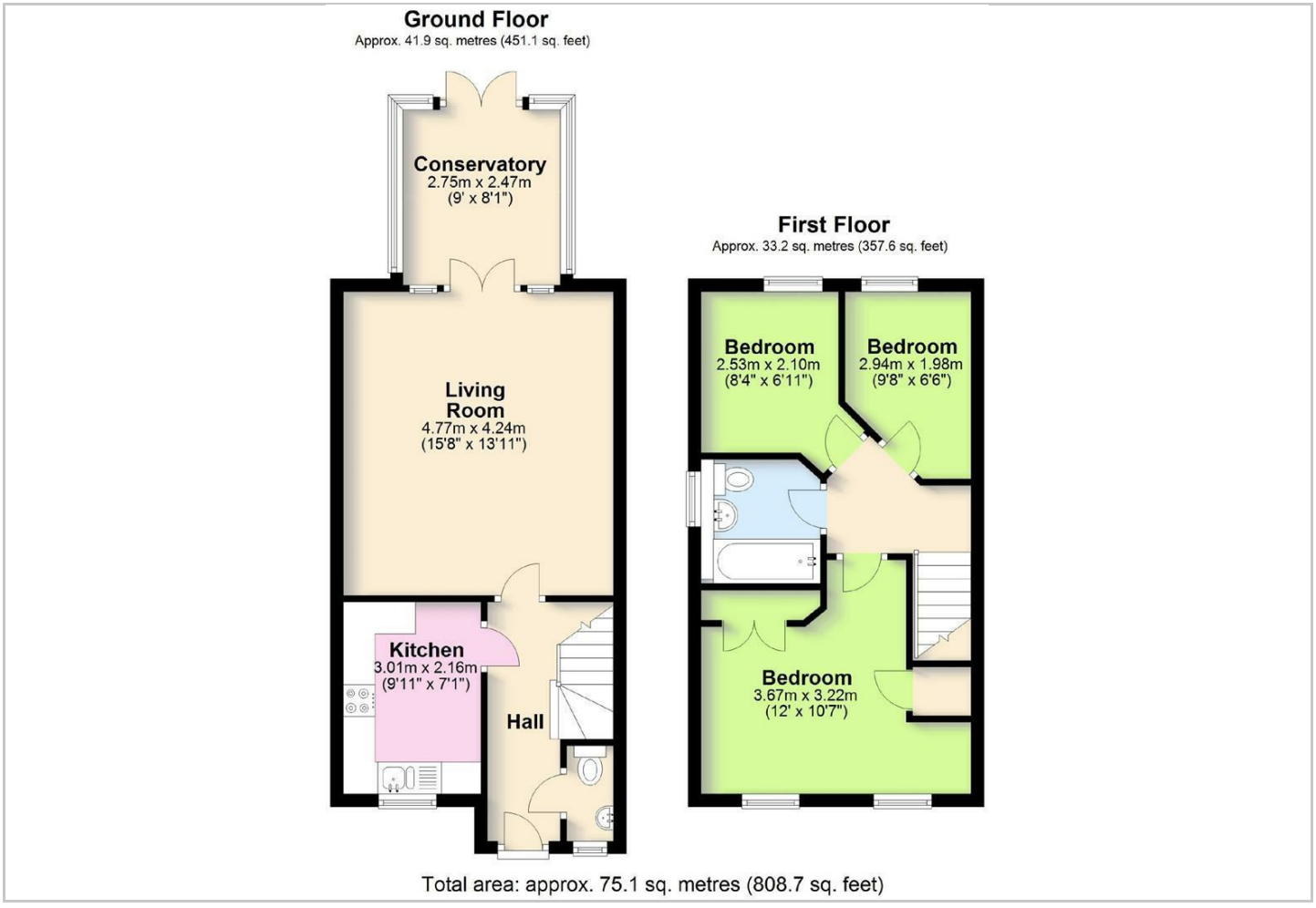
Hybrid Map



Terrain Map



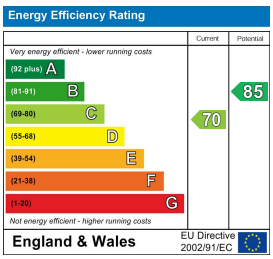
Floor Plan



Viewing

Please contact our Warwick Office
on 01926 888838 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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