FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



9 Capulet Drive

Heathcote, Warwick, CV34 6EW

Rent £1,850 Per Month

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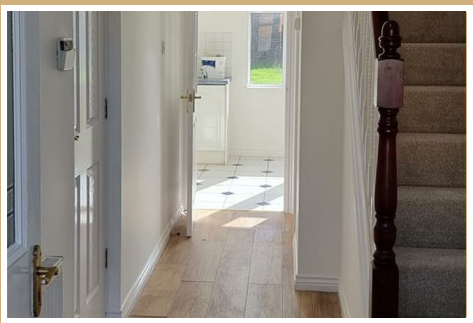


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Heathcote, Warwick, CV34 6EW

Rent £1,850 Per Month







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

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.
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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 4 child), No sharers

-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 = £1850 = Holding Deposit = £426.00 - Deposit = £2134.00 (minus the Holding Deposit)
- Qualifying single or joint salary of £55,500 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

Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.
Council Tax F- EPC C

Entrance Hall
entrance hall., stairs to the first floor, doors to the lounge, kitchen cloakroom and garage.

Cloakroom
Suit comparing LLwc, wash hand basin

Kitchen Breakfast
17' x 1' (5.18m x 0.30m)
Upvc Double Glazed Window and Door to rear garden, Range of eye and base level units and draws. Ample work surface area. Whites goods Area for table and chairs. door to Dining room.

Lounge
16'4' x 11'8 (4.98m' x 3.56m)
Upvc Double Glazed Bay Window to front

Dining room
10'4 9'9 (3.15m 2.97m)
Upvc Double Glazed Window to rear, double doors to lounge and door to kitchen

Landing
doors to

Bedroom 1
16'3 x 11'8 (4.95m x 3.56m)
Upvc Double Glazed Window to front , Built in wardrobe Door to En suite

En Suite
Upvc Double Glazed Window to front ,Suite comprising a shower cubical with LL wc and wash hand basin

Bedroom 2
11'7 x9'9 (3.53m x2.97m)
Upvc Double Glazed Window to front , Built in wardrobe Door to En suite

Jack n Jill En Suite
Upvc Double Glazed Window to front ,Suite comprising a shower cubical with LL wc and wash hand basin

Bedroom 2
11'7 x 9'9 (3.53m x 2.97m)
Upvc Double Glazed Window to rear, Door to En suite

Bedroom 3
9'9' 8'9 (2.97m' 2.67m)
Upvc Double Glazed Window to rear, Door to En suite

Bedroom 4
9'1 x 7'7 (2.77m x 2.31m)
Upvc Double Glazed Window to rear

Bathroom
Upvc Double Glazed Window to front ,Suite comprising panel bath with shower, LL wc and wash hand basin

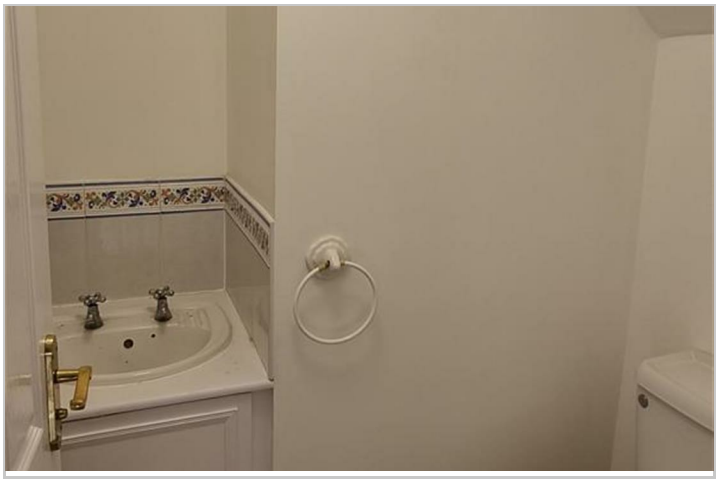
Garage
16' 8 x 8'1 (4.88m 2.44m x 2.46m)
Up and over garage door, power and lighting, door to entrance hall.

Front
Laid to lawn, side access, double drive to the garage.

Rear
Established rear garden with patio area.









Road Map



Hybrid Map



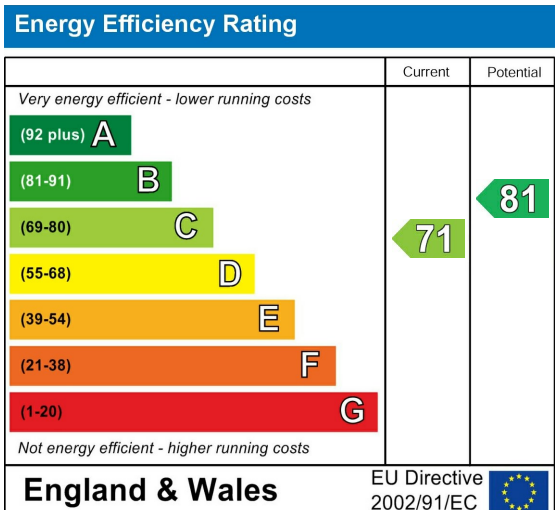
Terrain Map



Floor Plan



Energy Efficiency Graph



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