Vaughan Hammond

CHARTERED SURVEYORS PROPERTY MANAGEMENT



Following an extensive refreshment programme, this stunning Victorian 3 bedroom semi-detached house, is now available for occupation. Offered unfurnished, this family home is perfectly located, within easy flat walking distance of the town and less than 5 minutes on foot from the beach. It consists of a spacious open plan lounge/dining room, fully fitted kitchen, two double and one single bedroom, bathroom with stand-alone bath and separate shower cubicle and an enclosed low maintenance courtyard garden. Long term let. Available immediately. Council tax band C.



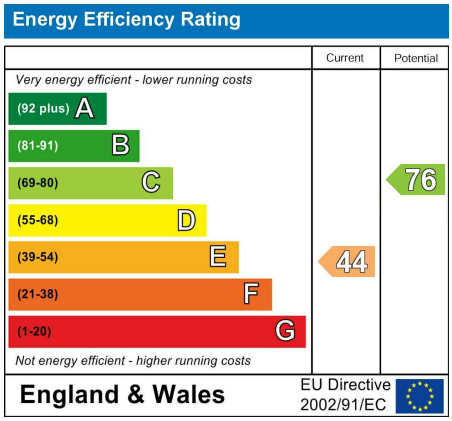




Park Road | | Hythe | CT21 6DH

£1,700 Per Calendar Month

COSTS AND FEES



Holding Deposit

£391 (1 week's rent). This will be deducted from the first month's rent.

The Holding Deposit is not refundable:

If the tenant makes additional requests which are then refused by the landlord. THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.

Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid. In order to pass the reference checks the applicants should be in receipt of a joint income of at least £51,000 pa.

Where the tenant does not have the Right to Rent under the Immigration Act 2014 and the landlord or agent did not know and could not reasonably have been expected to know that prior to taking the holding deposit.

If after 15 days the tenant withdraws their offer, or does not take reasonable steps to take up the tenancy during the "deadline for agreement" then a charge will be levied to cover the landlord's costs up to a maximum charge of the deposit paid.



When you move in we will require (in cleared funds):-

Security deposit - £1,956 (5 weeks' rent)

First month's rent in advance.

DSS/Housing Benefits are not taken into account by the referencing company as they relate to the property you are currently living at and can't be transferred. This can be overcome if you have a guarantor. For this property the guarantor would need an annual income of £61,200 to pass the guarantor checks. If a landlord has a mortgage on the property being let, the conditions may prohibit letting to tenants on benefits. Some landlord insurance policies also expressly forbid landlords letting to people on benefits.

- Semi-Detached House
- Kitchen
- Lounge/Dining Room
- 3 Bedrooms
- Family Bathroom with stand alone bath and separate shower
- Cloakroom
- Utility Room
- Enclosed Courtyard
- Walking distance to Town & Beach

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