



16 Priam Circus

Warwick Gates, Warwick, CV34 6GF

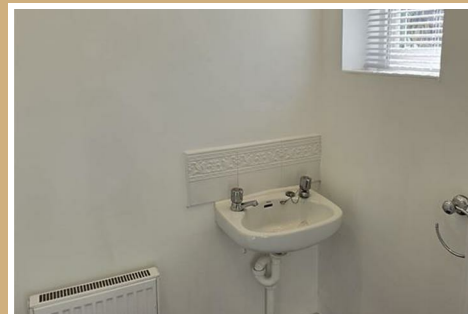
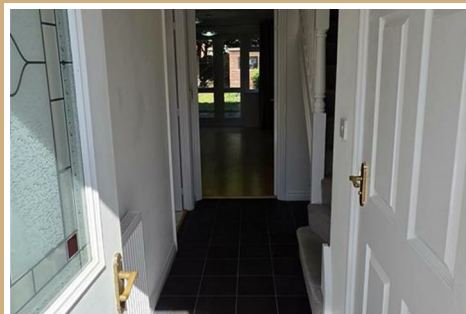
Rent £1,395 PCM



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Viewing

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, 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?
9. Do you have any unspent criminal convictions

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Tenants : Important Information. And Q&A

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 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 2 child), No sharers
- The property is NOT a HMO and Not suitable for sharers, students, smokers, or pets due to allergies.

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 = £1395 - Holding Deposit = £321 - Deposit = £1609 (minus the

Holding Deposit)

- Qualifying single or joint salary of £41580a
 - 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

Deposit & CMP EPC C Council Tax C

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

Entrance Hall

12'0" x 3'6" (3.66 x 1.07)

Metal clad double glazed door; stairs to 1st floor; doors opening to:

Cloakroom

5'0" x 2'10" (1.52 x 0.86)

UPVC double glazed window to front; suite comprising low level WC; pedestal wash hand basin;

Kitchen

10'8" x 7'1" (3.25 x 2.16)

UPVC double glazed window to front, modern kitchen with range of units plus drawers with ample work surface,, White goods:- gas hob with an electric oven, extractor hood; We will be fitting a full length Fridge Freezer . No It has Not got a Dish washer, Nor can one be fitted..

Lounge/Dining Room

15'10" x 13'10" (4.83 x 4.22)

UPVC double glazed French patio doors with side glass, opening to the rear garden,

Study

Door to garden doors to rear door to garage space. This was part of the garage,

1st Floor Landing

7'6" x 6'5" (2.29 x 1.96)

doors to all rooms.

Bedroom 1

13'11" x 12'1" (4.24 x 3.68)

2 x UPVC double glazed window to front; built in airing cupboard housing combination boiler and additional storage space, Double Wardrobe,

Bedroom 2

9'4" x 6'8" (2.84 x 2.03)

UPVC double glazed window to rear;

Bedroom 3

8'4" x 6'11" (2.54 x 2.11)

UPVC double glazed window to rear;

Bathroom

6'2" x 5'3" (1.88 x 1.60)

UPVC double glazed window to side; bathroom suite comprising panelled bath ,electric shower over; pedestal wash hand basin , low level WC;

Rear

35'0" x 25'0" (10.67 x 7.62)

Mainly laid to lawn garden with patio areas; bounded by paneled fencing.

Front

Lawn area, shrubs and borders, Drive leading to attached garage, providing parking for 2 cars to the side.

Garage

17'2" x 8'8" (5.23 x 2.64)

Part of the garage has been converted to a study.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

