



Folkestone, CT18 7TL

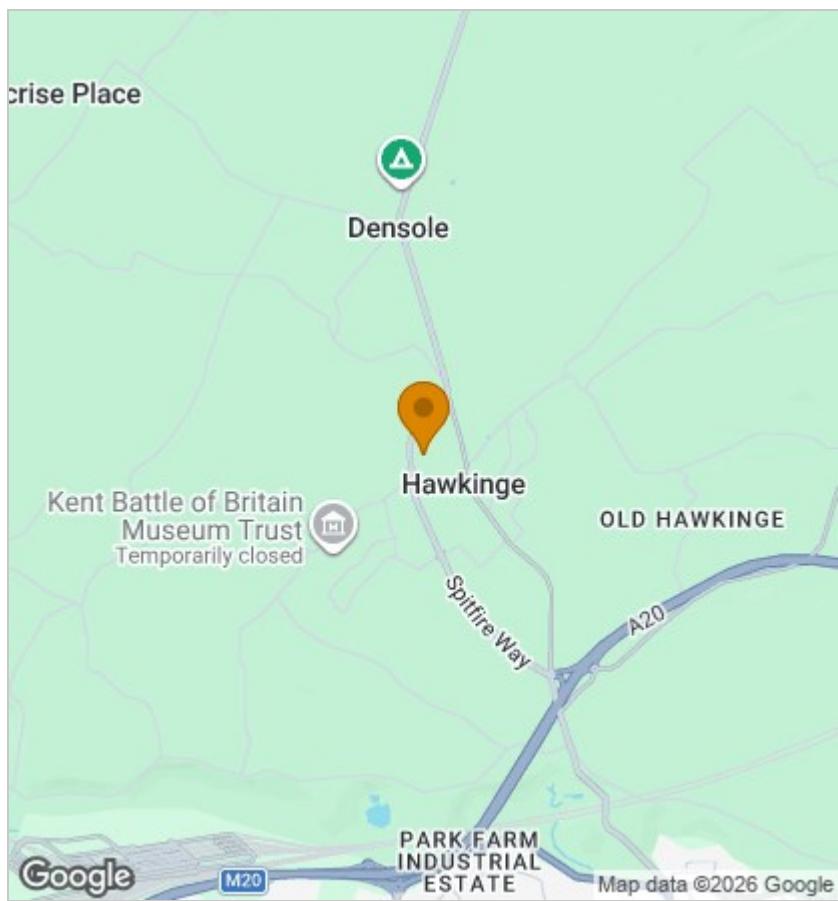
**£1,595 PCM**



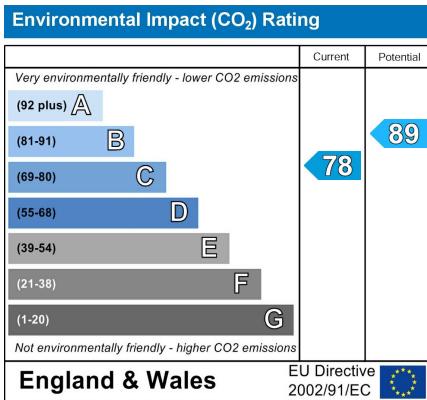
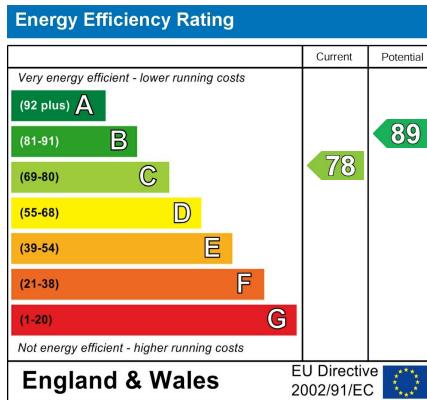
A modern family home offering spacious accommodation with 3 double bedrooms in a popular location. The property has been completely redecorated and with new flooring throughout. The master bedroom comes with an en suite shower room and large built in wardrobes. There are 2 further double bedrooms and a family bathroom. To the ground floor there is a lounge, dining room, cloakroom and modern kitchen with new appliances including washing machine, dishwasher and full height fridge freezer. Outside there is a sunny west facing rear garden and a car port to the side with 2 parking spaces.



## Area Map



## EPC



### Costs & Fees:

Upon application, a Holding Deposit (1 week's rent) is due. This will be deducted from the first month's rent.

The Holding Deposit is refundable in the following circumstances -

IN FULL

If the offer is not accepted by the Landlord or  
The Landlord withdraws the property or  
If the Landlord decides the references are unsatisfactory  
or  
The Landlord does not agree the SPECIAL CONDITIONS  
requested.

The Holding Deposit is NOT refundable:

If the tenant makes additional requests such as  
permission to keep a pet, wanting a permitted occupier,  
wanting the landlord to provide items not already  
offered as part of the tenancy, specialist cleaning,  
different rent due days, etc 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 30x the  
monthly rent.

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 - (5 weeks' rent)

First month's rent in advance (minus any holding  
deposit paid)

If you move in part way through a month, you will also  
be required to pay an apportioned rent for the  
remainder of that month as well as the next full 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 35x the  
monthly rent pa 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.