FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES

25 Ophelia Drive

Heathcote, Warwick, CV34 6XJ

Rent £1,195 PCM

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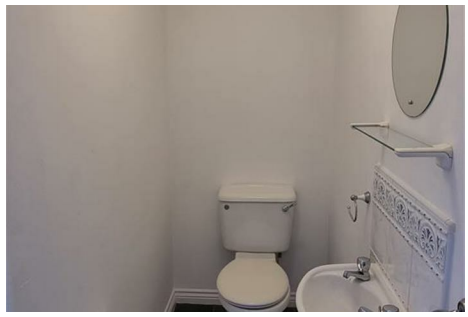


Viewing

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.
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

Tenants: Important Information. And Q&A -

- NB.MAX A FAMILY OF 3- NO to SHARERS - NO to HMO'S - NO to STUDENT LETS - NO to SMOKERS. - No Pets
- The AST is an initial 12 Month term. 'With No Break Clause', automatically converting to a periodic.
- We DO NOT DO 6 Months Lets! Nor DO WE TAKE 6 Months Rent - OR 12-Months' Rent UP FRONT.
- A successful references validation will be required on all persons over the age of 18.
- Right to Rent checks will need to be successfully completed (UK under the Immigration Act 2014)
- YOU WILL NEED TO BE FREE FROM ANY ADVERSE CREDIT, CCJs, IVAs, anything that affects or has affected your credit rating, past, present.

If you:-
- Are Self-employed, you will need 1 year's accounts on a SA302 with a net profit's income of 30 x the rent.
- If you Need a Guarantor: their income 30 x Rent, your annual income minimum of 12 x rent.
- Are on some Universal credit, Pensions, have savings, it can be taken into consideration. You will need to email us the details. Savings we would need proof of how they've built up..
- You will need to view the property in person, otherwise we will not hold the property.
- LANDLORDS EXPRESSED PREFERENCES!

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 = £1195 - Holding Deposit = £275.00- Deposit = £1378.00 (minus the Holding Deposit)
- Qualifying single or joint salary of £35,850.00pa
- 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 EPC Rating C, Coucil Tax C

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

Entrance Hall

Stairs to first floor, doors to :-

Cloakroom

6'1" x 3'1" (1.85 x 0.94)
2 piece suite comprising low level WC; pedestal wash hand basin;, radiator; extractor fan

Kitchen

9'0" x 6'0" (2.74 x 1.83)
UPVC double glazed window to front, modern re fronted fitted kitchen with range of units plus draws with ample work surface; sink with mixer taps; White goods Electric Oven, gas hob with extractor hood, Fridge & Washing machine;

Lounge Diner

12'5" x 11'5" (3.78 x 3.48)
UPVC double glazed French doors opening to the rear garden, wood laminate flooring.

Landing

Access to loft space. doors to all rooms.

Bedroom 1

12'5" max x 9'1" (3.78 max x 2.77)
UPVC double glazed window to front; built in mirror fronted wardrobes;. airing cupboard housing gas combi Gas boiler supplying hot water & central heating, Radiator

Bedroom 2

11'10" x 6'8" (3.61 x 2.03)
UPVC double glazed window to rear, Radiator

Bathroom

8'2" x 5'6" (2.49 x 1.68)
Double glazed window to rear; comprising bath with electric shower over; wash hand basin; lower level WC; extractor fan.

Rear

With patio, mainly laid to lawn, rear access via gate

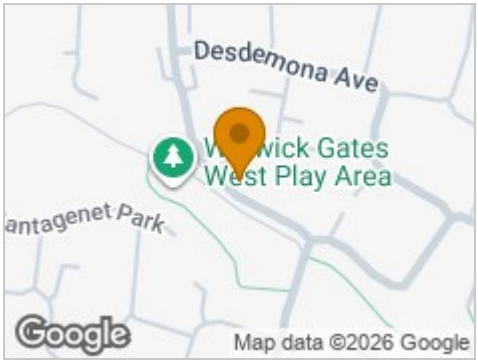
Front

Path, various shrubs

Garage & Drive

The garage is to the right, 3rd to right , Up & Over door, power & lighting

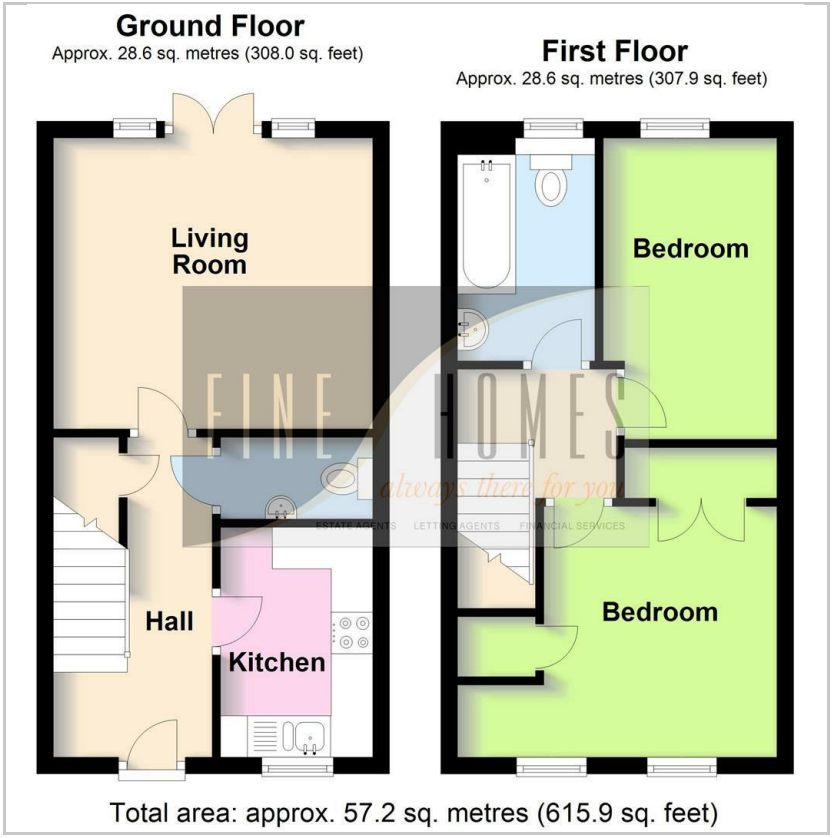
Road Map



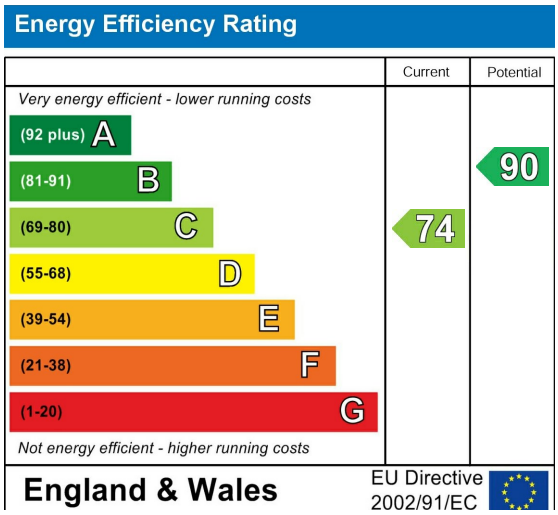
Hybrid Map

Terrain Map

Floor Plan



Energy Efficiency Graph



Whilst every effort has been made to ensure their accuracy. Fine Homes Estate Agents do not accept any errors in these detials, nor do they constitute a contract. These details are issued on condition that all negotiations are conducted via Fine Homes Estate Agents