

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



9 Desdemona Avenue

Warwick Gates, Warwick, CV34 6FX

Rent £1,295 PCM



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Viewing

****IMPORTANT**:** If you want to view this property. First you must read the 'Tenants: Important Information. And Q&A' below it explains what information we need from you etc.

Then Copy the 9 Viewing Information questions below. This tells us about you with no mistakes.

Paste to either info@finehomes.org.uk : RMove 'Request details' Or Zoop 'Email agent' property portals.

This allows us quickly qualify you and arrange a viewing.

If you cannot, then email us.

9 Viewing Information questions below

1. Most important! - Read 'Tenants: Important Information. And Q&A - Landlords Preferences' and Holding deposits . 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? (Titles, (Mr, Mrs etc) Full Names, as shown on your passport (first & last names) (and relationship) **We need to check the UK Sanctions & AML Checks** -
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 and have you given notice. **(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, 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?

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 OFSI Check
- 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 for a family , No

sharers

- The property is NOT a HMO and suitable for sharers, students, smokers, or pets.

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 = £1295 = Holding Deposit = £299 - Deposit = £1,495 (minus the Holding Deposit)
 - Qualifying single or joint salary of £38850 Pa
 - 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

Client Money & Deposits - Council C Tax EPC C

Entrance Hall

12'7" x 6'2" (3.84 x 1.88)

With stairs rising to the first floor

Kitchen

12'6" x 6'2" (3.81 x 1.88)

UPVC Double Glazed Window to front aspect Kitchen with range of wall and base units, roll top work surface, One and half bowl sink, integrated cooker & hob, integrated dishwasher, fridge freezer and washing machine.

Lounge Diner

10'11" x 8'8" (3.33 x 2.64)

Laminate flooring with French doors opening into the conservatory, radiator, power points

Conservatory

11'5" x 9'8" (3.48 x 2.95)

Tiled floor, half glazed with double doors opening onto the rear garden.

Landing

6'4" x 5'3" (1.93 x 1.60)

Access hatch to the loft and doors leading to:

Bedroom 1

12'7" x 9'10" (3.84 x 3.00)

Two UPVC double glazed windows to the front aspect, airing cupboard housing the boiler. Fitted wardrobes.

Bedroom 2

11'11" x 6'10" (3.63 x 2.08)

UPVC double glazed window to the rear aspect, radiator, power points.

Bathroom

8'1" x 5'6" (2.46 x 1.68)

Two UPVC double glazed windows to the front aspect,, Suite comprising a three piece suite, Low level wc, Pedestal wash hand basin, bath with electric shower over. The flooring has now been change to a black slate vinyl.

Front

Mainly laid to lawn with pathway leading to the front door.

Rear Garden

Mainly laid to lawn with with a paved patio area

Garage

With up and over door, benefitting from power and lighting.



Road Map



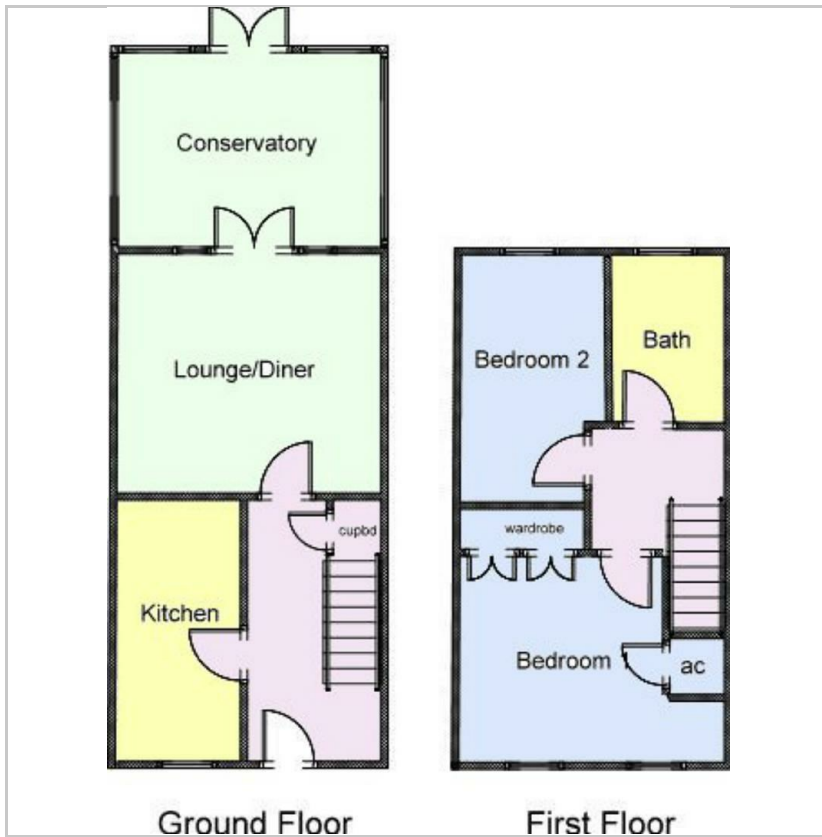
Hybrid Map



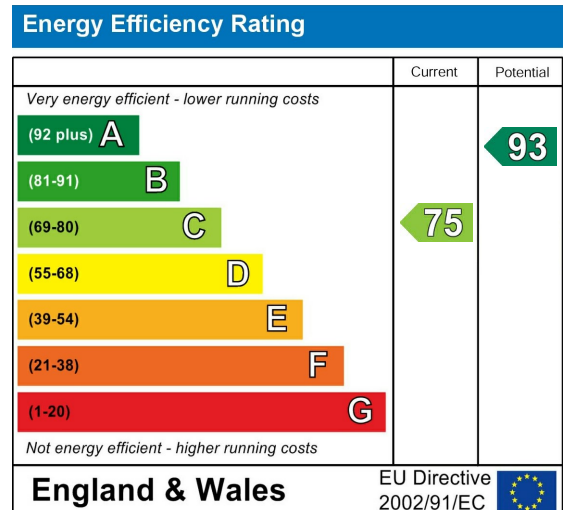
Terrain Map



Floor Plan



Energy Efficiency Graph



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