

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 6 Jack Cade Way

Warwick Gates, Warwick, CV34 6GH

Rent £1,195 Per Month



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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

## 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 = £1195 - Holding Deposit = £275 - Deposit = £1378 (minus the Holding Deposit)
  - Qualifying single or joint salary of £35850a
  - 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 Tax C Epc C**  
Our tenants Deposits are protected under the Deposit Protection Services.  
Client Money is Protected through Client Money Protect.

**Entrance Hall**  
12'7" x 6'4" (3.84 x 1.93)  
Via Metal Clad door, Stairs to first floor, doors to :-

**Cloakroom**  
6'0" x 2'11" (1.83 x 0.89)  
2 piece suite comprising low level WC, pedestal wash hand basin, radiator; extractor fan

**Kitchen**  
9'1" x 6'0" (2.77 x 1.83)  
UPVC double glazed window to front, modern fitted kitchen with range of eye and base level units plus draws with ample work surface; single drainer sink unit with mixer taps; Built in Electric Oven, gas hob with extractor hood; decorative tiling; power points; down flow heater. White goods will include Fridge & Washing machine \*\* We can provide plumbing for a dishwasher, but not the appliance \*\*

**Lounge Diner**  
12'7" x 11'8" (3.84 x 3.56)  
UPVC double glazed French doors opening to the rear garden, TV point, power points, radiators.

**Landing**  
6'8" x 4'1" (2.03 x 1.24)  
Access to loft space. Power points, doors to all rooms.

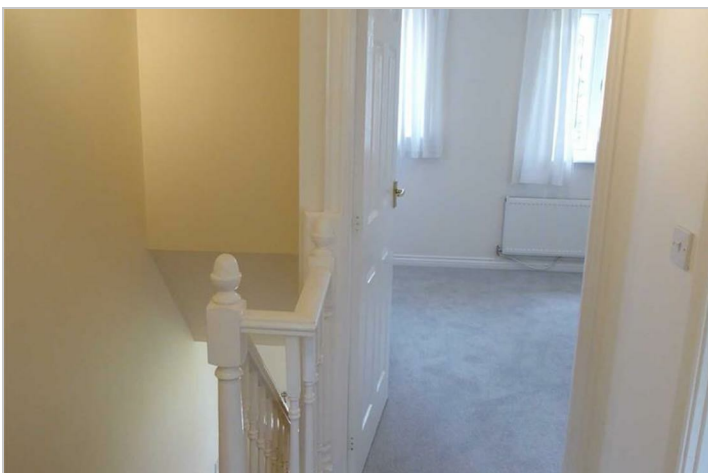
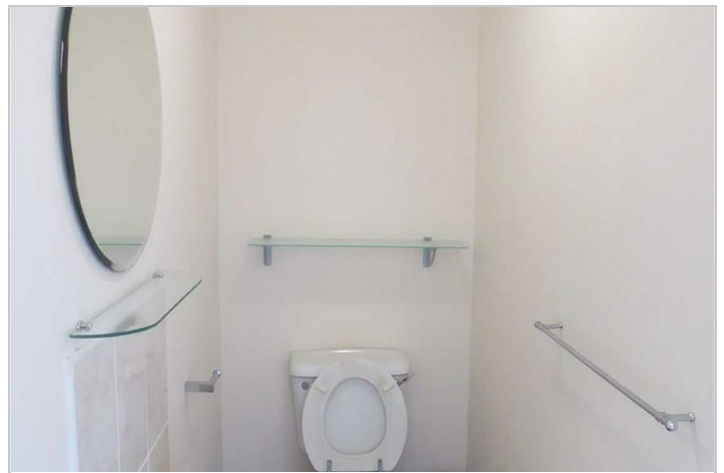
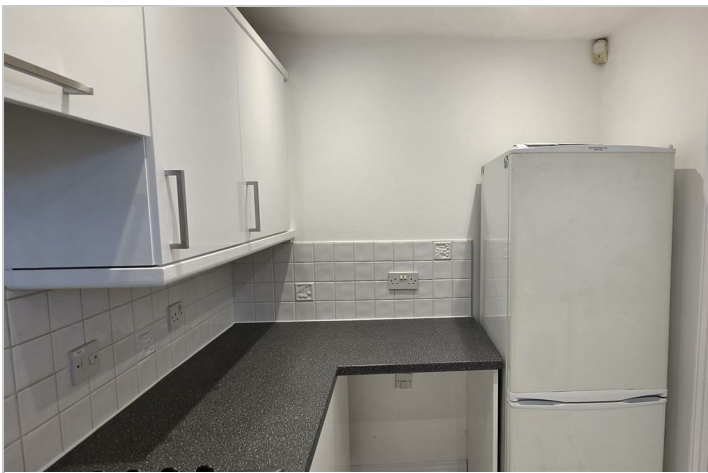
**Bedroom 1**  
12'7" x 10'0" (3.84 x 3.05)  
UPVC double glazed window to front; built in airing cupboard housing gas combination boiler supplying domestic hot water and central heating and additional storage space, range of built in wardrobes, radiator; power points.

**Bedroom 2**  
11'8" x 6'9" (3.56 x 2.06)  
UPVC double glazed window to rear, radiator, power points

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

**Front**  
Mainly laid to lawn to side, established tree, Block Paved Drive for 2 cars in tandem

**Rear**  
Southerly farcing rear garden mainly laid to lawn. Rear gate



### Road Map



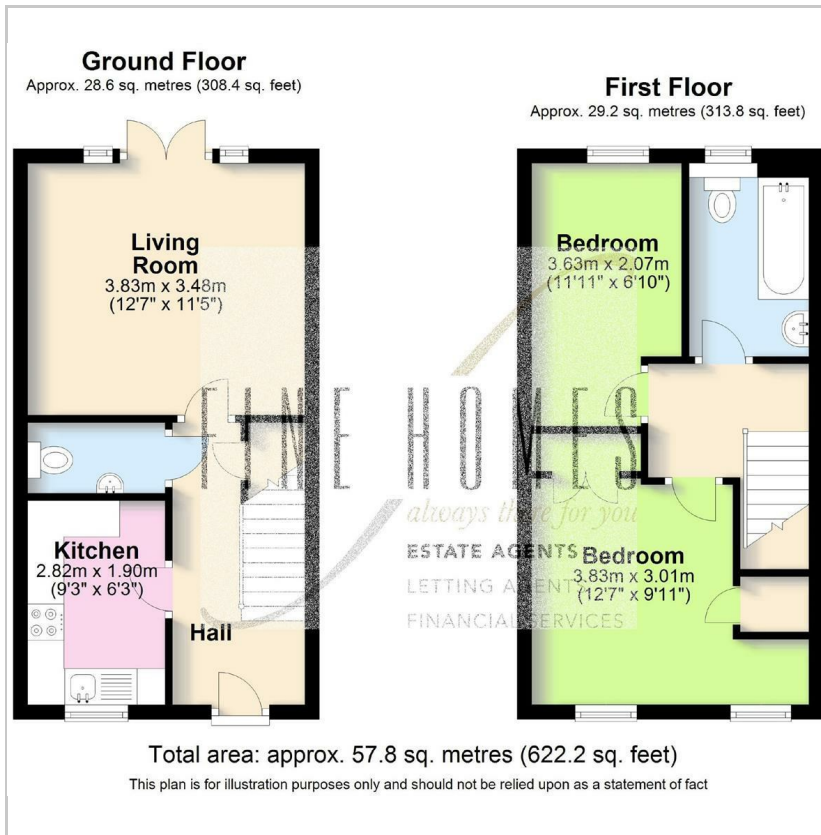
### Hybrid Map



### Terrain Map



### Floor Plan



### Energy Efficiency Graph

