FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES

23 Desdemona Avenue

Warwick Gates, Warwick, CV34 6FX

Rent £1,100 Per Month

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Rent £1,100 Per Month

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? –
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Tenants : Important Information. And Q&A

Please note:
• The property is NOT a HMO and Not suitable for sharers, students, smokers, or pets.
• 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 1 child), No sharers

Rent, Deposit & Holding 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 = £1100 - Holding Deposit = £253 - Deposit = £1269 (minus the

Tel: 01926 888838

Holding Deposit)
- Qualifying single or joint salary of £33,000pa
- 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 Council Tax & EPC
Our tenants Deposits are protected under the Deposit Protection Services.. Client Money is Protected through Client Money Protect.
Council Tax - C EPC - C

Front
Driveway in front providing off road parking for 2 cars side side, path and shrubs with a established hedge

Canopied Porch
Paved step, outside light.

Entrance hall
12'7" x 6'4" (3.84 x 1.93)
Entered via opaque metal clad double glazed door, radiator, power points, smoke detector, under stairs storage cupboard, central heating thermostat, laminate flooring, stairs to 1st floor, doors opening to:

Cloakroom
6'2" x 3'1" (1.88 x 0.94)
2 piece suite comprising low level WC, pedestal wash hand basin, decorative tile splash back, radiator, extractor fan.

Kitchen
9'0" x 6'0" (2.74 x 1.83)
UPVC double glazed window to front. Fitted kitchen with range of eye and base level units plus drawers with ample work surface, single bowl single drainer sink unit with mixer taps, decorative tile splash back, ample worktop surface. built in appliances including gas hob with extractor hood, electric fan assisted built under oven, power points, ceramic tile flooring.

Lounge Diner
12'5" x 11'8" (3.78 x 3.56)
UPVC double glazed French doors with side glass to rear aspect giving view and access to rear garden, TV point, power points, 2 x single radiators, laminate flooring.

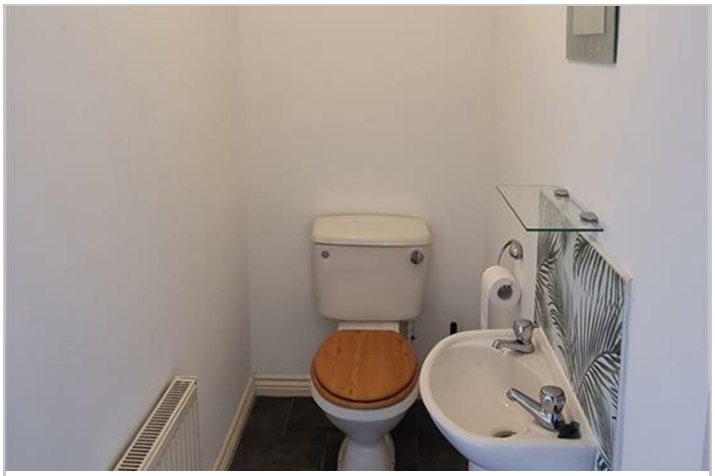
Landing (1st Floor)
Access to loft space, power point, smoke detector, doors to all rooms.

Bedroom 1
10'0" x 12'5" (3.05 x 3.78)
2 x UPVC double glazed window to front aspect, built in airing cupboard housing gas combination boiler supplying domestic hot water and central heating and additional storage space, built in triple wardrobes, radiator power points.

Bedroom 2
11'10" x 6'8" (3.61 x 2.03)
UPVC double glazed window to rear aspect, radiator, power points

Bathroom
Opaque UPVC Double glazed window to rear aspect, 3 piece suite comprising paneled bath with dual taps and shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, extractor fan.

Rear
Decking area with pebbled area, garden shed, rear access, bounded by panelled fencing.

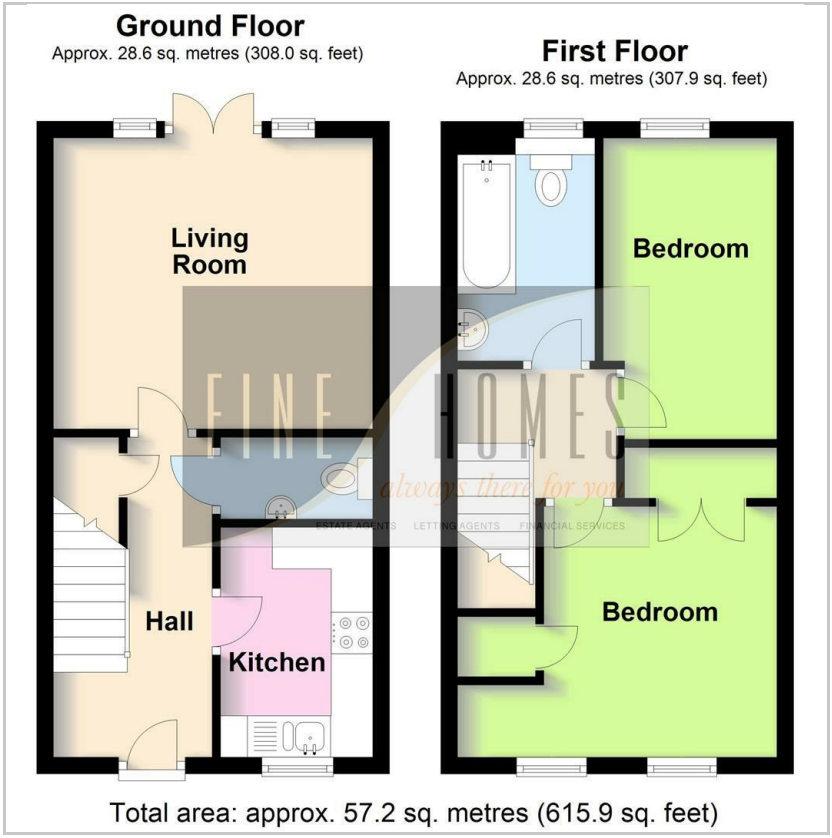


Road Map

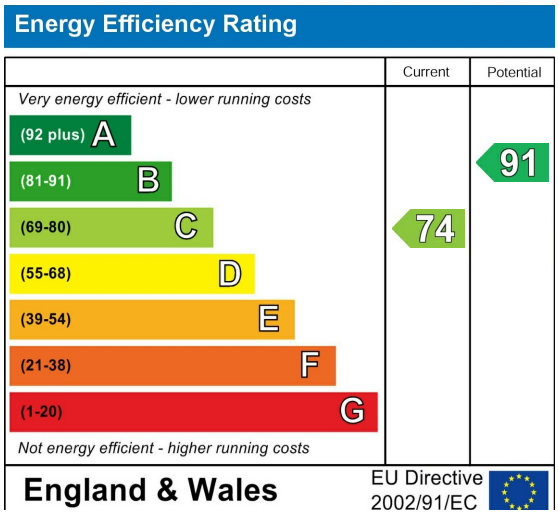
Hybrid Map

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