FINE HOMES
always there for you
ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



14 Noble Close

, Warwick, CV34 6BL

Rent £1,400 PCM

2 1 4 D





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, Warwick, CV34 6BL

Rent £1,400 PCM





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.
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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 = £1400.00 - Holding Deposit = £323.00 - Deposit = £1615.00

(minus the Holding Deposit)
- Qualifying single or joint salary of £42,000pa
- 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

Canopied Porch

Entrance Hall L shaped
9'0" x 11'0" (2.74 x 3.35)
Via UPVC double glazed door, wood laminate flooring, Storage cupboard, down lights, panel doors to:

Kitchen
9'0" x 8'6" (2.74 x 2.59)
UPVC double glazed window to front. Newly fitted kitchen with range of eye and base level storage units and draws. Stainless steel, Single bowl sink with mixer tap. White goods included are electric hob with extractor chimney hood above, electric fan assisted built over double oven, fridge, washing machine and dishwasher, wood laminate flooring.

Lounge
18'0" x 11'0" (5.49 x 3.35)
UPVC Double glazed bow window to front, Electric Feature fireplace, power points, radiator.

Bedroom 1
13'0" x 11'0" (3.96 x 3.35)
UPVC Double glazed patio door to the Dining/ Family room, power points, radiator.

Bedroom 2
9'10" x 9'0" (3.00 x 2.74)
Double glazed patio door to the Dining/ Family room, power points, radiator.

Bathroom
7'8''0" x 5'5" (2.34 x 1.65)
UPVC double glazed window to front, 3-piece suite comprising paneled bath with shower over, pedestal wash hand basin, shower cubicle, low level WC. Wood laminate flooring.

Dining/Family room 'P' shaped
Max 19'0"x 17'6" (Max 5.79x 5.33)
Velux windows to the roof, UPVC double glazed window to rear and side aspect with French patio doors opening to rear garden. Power points, radiator. Patio doors to the

Hobby room 1
19'6" x 8'8''0" (5.94 x 2.64)
UPVC double glazed window and door to front aspect, UPVC double glazed window to side aspect, power points, radiator. Wall lights, power points, radiator, wood laminate flooring, UPVC Double Glazed doors to Hobby room 2

Hobby room 2
15'6''0"x 8'8''0" (4.72x 2.64)
Power points and Lighting, doors to garden.

Front
Landscaped front mainly laid to gravel and bark with ornamental pots and sleepers.
Tarmac driveway providing off road parking for 2 to 3 cars.

Rear
Mainly laid to lawn with paved patio area, shrubs and borders, garden shed , bounded by paneled fencing.





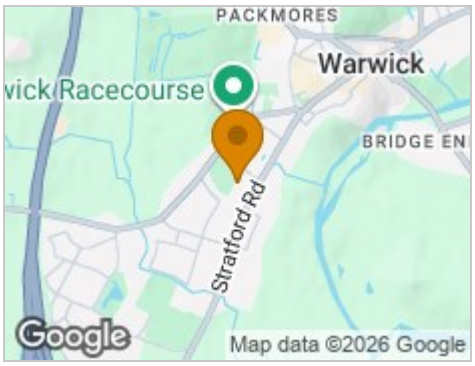

Road Map



Hybrid Map



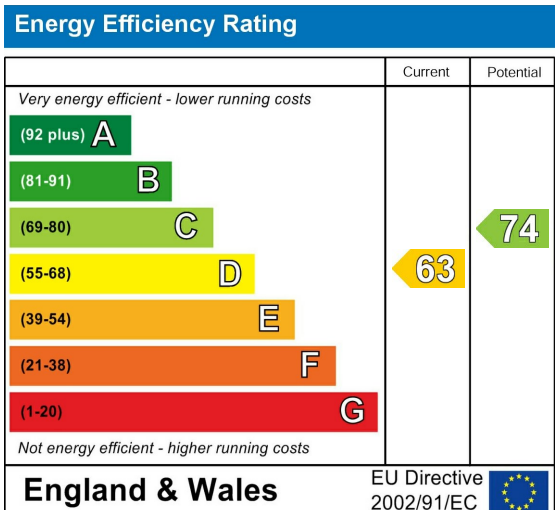
Terrain Map



Floor Plan



Energy Efficiency Graph



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