



10 Goldacre Close

Whitnash, Leamington Spa, CV31 2TW

Rent £1,750 Per Calendar Month



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Viewing

****IMPORTANT**:** If you want to view this property. First you must scroll down and read the 'Tenants: Important Information. And Q&A' it tells you the term, who can live there and if pets are allowed etc.

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

Copy and paste to either Fine Homes Contacts: RM 'Request details' Or Zoop 'Email agent' property portals.

We can qualify you quickly and arrange a viewing

If you cannot, then email us requesting a copy Viewing Information From of the 9 questions.

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? (Titles, (Mr, Mrs etc) Full Names (first and last names) and relationship) We need this for the Government OFSI & 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?

9. Do you have any unspent criminal convictions

Tenants: Important Information. And Q&A

The tenancy will be an initial 12-month Assured Shorthold Tenancy (AST). There is no break clause, and the tenancy will automatically convert to a periodic tenancy after the initial term.

Please note:

- We do not offer 6-month tenancies.
- We do not accept 6 months' or 12 months' rent upfront.
- 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.
- 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.

Specific Requirements:

- 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.

Additional Viewing and Landlord Preferences:

- You must view the property in person before it can be held.

- The landlord has expressed a preference for a maximum of 2 adults +2 Children

- The property is not suitable for sharers, HMOs, students, smokers, or pets.

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 = £1750 = Holding Deposit = £403- Deposit = £2019. (minus the Holding Deposit)

- Qualifying single or joint salary of £52505 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 EPC C & Council Tax

Our tenants Deposits are protected under the Deposit Protection Services.

EPC C Council Tax E

Entrance Hall

Via Composite door to

Cloakroom

UPVC Double Glazed window to front, suite comprising a wc and wash hand basin

Kitchen Breakfast

12'4 x 8'1 (3.76m x 2.46m)

Upvc Double Glazed window to front and side, with White venetian blinds. New kitchen with High Gloss white eye and base level draws and cupboards, ample work top, White goods include, electric Oven, Gas Hob extractor hood in stainless steel. Fridge Freezer and Washing,. NB.(There is plumbing ready for a slim line dish washer, but it is not included.) Arrear for a table and chairs.

Lounge

15'4 x 12' (4.67m x 3.66m)

Upvc Double Glazed windows and French Doors, opening out to the rear garden. Wood laminate flooring, Wall mounted feature electric fire, door to a cupboard under the stairs, door to garage and double doors ;-

Dining Room

9'11 x 8'11 (3.02m x 2.72m)

Upvc Double Glazed window to rear., with White venetian blinds. Wood laminate flooring

Landing

Airing cupboard, Doors to

Bedroom 1

12'4 x 12'1 (3.76m x 3.68m)

Upvc Double Glazed window to front with White venetian blinds, built in double wardrobes, door to

En Suite

Upvc Double Glazed window to front with White venetian blinds, new suite comprising a double shower cubical, wash hand basin set in vanity unit, WC.

Bedroom 2

14'3 x 8'9 (4.34m x 2.67m)

Upvc Double Glazed window to front with White venetian blinds

Bedroom 3

10'1 x 9' (3.07m x 2.74m)

Upvc Double Glazed window to rear with White venetian blinds

Bedroom 4

10'1 x 8'6 (3.07m x 2.59m)

Upvc Double Glazed window to rear with White venetian blinds

Bathroom

Upvc Double Glazed window to rear with White venetian blinds, new suite comprising a panelled bath with shower over and glass screen, wash hand basin set in vanity unit, WC.

Garage

16'11 x 8'9 (5.16m x 2.67m)

Up and Over door, power and lighting, door to inside.

Front

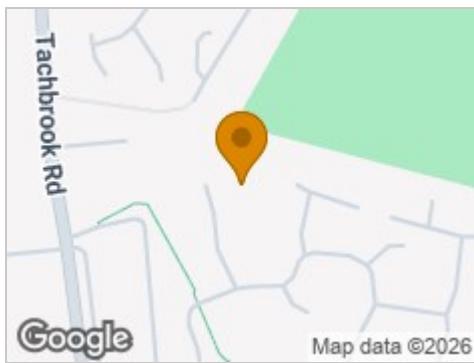
A fare sized lawn, with various shrubs and tree. Drive for 2 to 3 cars leading to the garage, side access.

Rear

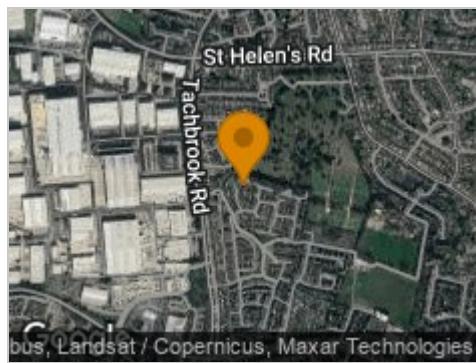
A good sized rear , mainly laid to lawn . patio area.



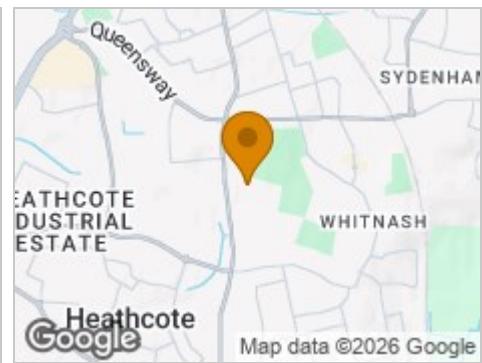
Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

