

# FINE HOMES

*always there for you*

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



## 115 Shrubland Street

, Leamington Spa, CV31 2AR

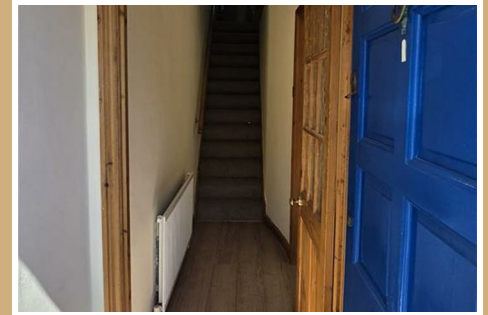
Rent £1,250 PCM



# 115 Shrubland Street

, Leamington Spa, CV31 2AR

Rent £1,250 PCM



## 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](mailto: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 , 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 = £1250 - Holding Deposit = £288 - Deposit = £1442 (minus the Holding Deposit)
  - Qualifying single or joint salary of £37500 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

### Council Tax B , Client Money & Deposits

Deposits are protected under the Deposit Protection Services. Client Money is Protected through Client Money Protect.

### Entrance Hall

12'3"x 3'0" (3.73x 0.91)

Entered, stairs to 1st floor doors opening to:

Lounge Diner

### Dining Room

10'11" x 12'7" (3.33 x 3.84)

UPVC, double glazed window to rear, Period Feature fireplace, door to :-

### Lounge

13'1" x 10'4" (3.99 x 3.15)

UPVC double glazed Bay window to front, arch to :-

### Kitchen

8'1" x 7'0" (2.46 x 2.13)

Double glazed window to side, modern kitchen with range of units, ample work surface, Wall mounted gas combination boiler supplying domestic hot water. Walk in Storage cupboard. White goods include; Built over Glass and Stainless steel electric fan assisted double oven, gas hob with extractor hood, Washing Machine, Dish washer; Fridge Freezer.

### Utility area Rear Lobby

UPVC double glazed window and door breakfast bar,

### Cloakroom

Double glazed window to rear, suite comprising low level WC, pedestal wash hand basin;

### Landing

Doors to:-

### Bedroom 1

13'10" x 10'7" (4.22 x 3.23)

UPVC double glazed window to front.

### Bedroom 2

12'5" x 8'10" (3.78 x 2.69)

UPVC double glazed window to rear

### Family Bathroom

8'10" x 7'0" (2.69 x 2.13)

UPVC double glazed window to rear side, suite comprising panelled bath, shower cubical, pedestal wash hand basin, low level WC, Chrome Towel Rail.

### Garage

16'6" x 10'6" (5.03 x 3.20)

Up and over door; door to garden.

### Rear Courtyard Garden

Walled Courtyard garden with side access via gate.

### Front

Walled front with area for potted plants, gate and path way to front.



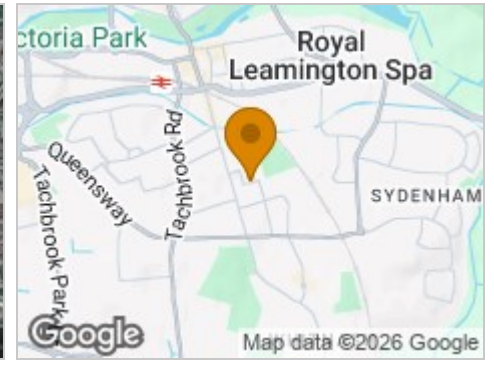
Road Map



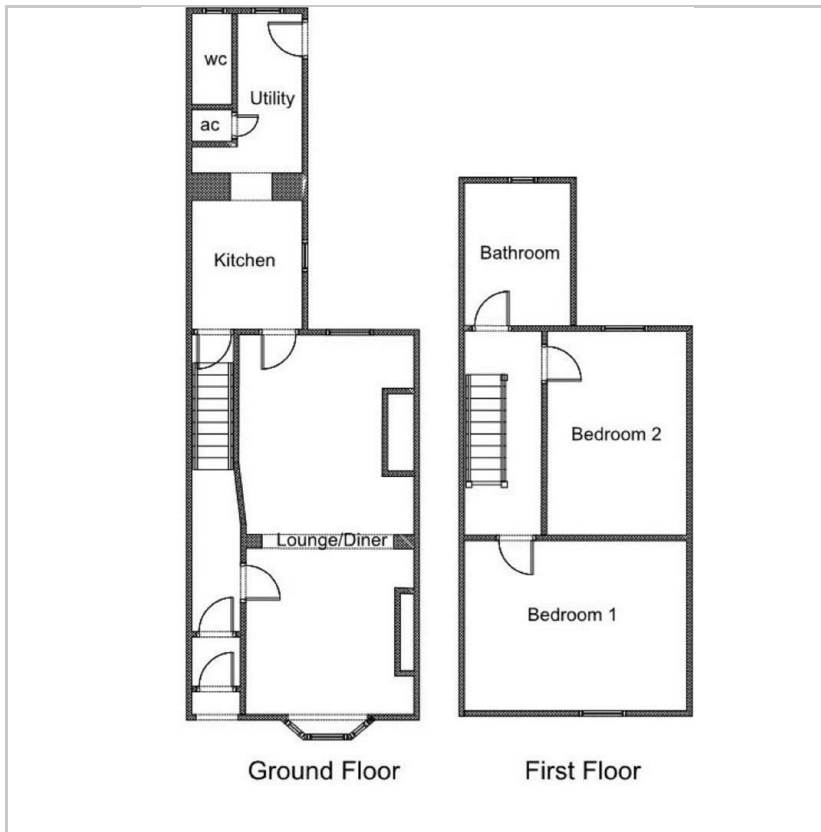
Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

