

FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



53 Malvern Road

Balsall Common, Coventry, CV7 7DU

Rent £1,695 Per Calendar Month



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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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7. **When are you available to view, please bear in mind our Viewing times of hours weekdays only 9.30 am to 5pm?** Please suggest a few times.-
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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 4 child), No sharers

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 = £1695 pcm - Holding Deposit = £391.00 - Deposit = £1955. (minus

the Holding Deposit)

- Qualifying single or joint salary of £50850 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 Unsatisfactory, you will lose the Holding Deposit.

NB: Before contacting Fine Homes, you must read this information

Client Money, Deposits Council Tax, EPC & Availability

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

Council Tax D - Energy rating D . Long term let. Unfurnished, White Goods included.. Available Now.

Entrance Porch

Entrance Hall

Stair to the first floor

Living Room

18' x 11'3 (5.49m x 3.43m)

Upvc Double glazed window to the front, ornamental fire place, Radiator, door to hall, double doors to :-

Dining Room

11'3 x 11'2 (3.43m x 3.40m)

Upvc Double glazed window and French door to the rear Radiator, double doors to the living room, opening to the kitchen. :-

Kitchen

11'2 x 9'4 (3.40m x 2.84m)

Upvc Double glazed window to the rear, new fitted kitchen with breakfast bar.

Rear lobby

Door to the rear,, garage and Kitchen.

Landing

Upvc Double Glazed window to half landing

Bedroom 1

Upvc Double glazed window to the rear, Radiator,

Bedroom 2

Upvc Double glazed window to the front, Radiator,

Bedroom 3

Upvc Double glazed window to the front, Radiator,

Bedroom 4

Upvc Double glazed window to the front, Radiator,

Bathroom

Upvc Double glazed window to the rear Radiator,

WC Upstairs

Upvc Double glazed window to the rear Radiator, Low level WC

Garage

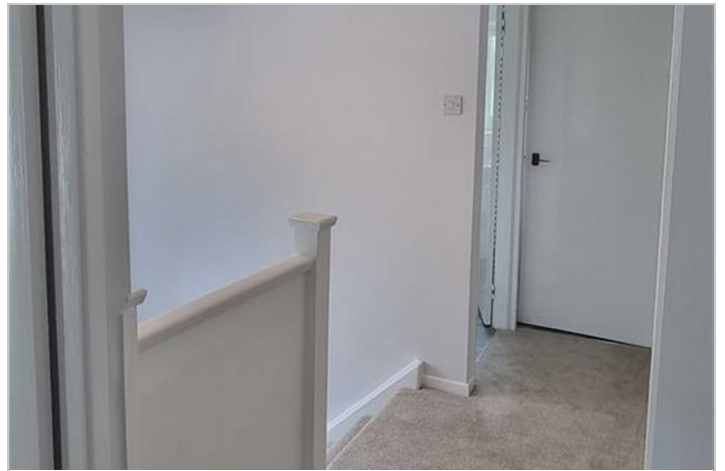
17' x 8 (5.18m x 2.44m)

Electric up and over door. Storage and door to hallway.

Rear

Front

Double drive leading to garage and front door and side access.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Energy Efficiency Graph

