FINE HOMES

always there for you

ESTATE AGENTS LETTING AGENTS FINANCIAL SERVICES



6 Jack Cade Way

Warwick Gates, Warwick, CV34 6GH

Rent £1,295 Per Month

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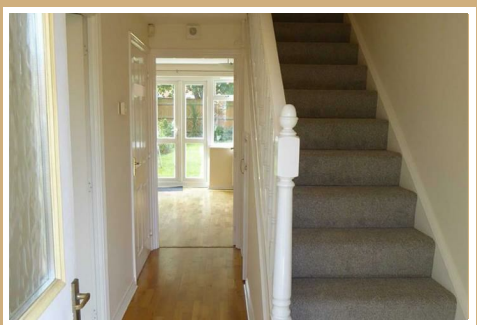




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Warwick Gates, Warwick, CV34 6GH

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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

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 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 for a family , No sharers
- The property is NOT a HMO and Not 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 = £1295 - Holding Deposit = £298 - Deposit = £1494 (minus the Holding Deposit)
- Qualifying single or joint salary of £38,850a
- 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 C Epc C
Our tenants Deposits are protected under the Deposit Protection Services.
Client Money is Protected through Client Money Protect.

Entrance Hall
12'7" x 6'4" (3.84 x 1.93)
Via Metal Clad door, Stairs to first floor, doors to :-

Cloakroom
6'0" x 2'11" (1.83 x 0.89)
2 piece suite comprising low level WC, pedestal wash hand basin, radiator; extractor fan

Kitchen
9'1" x 6'0" (2.77 x 1.83)
UPVC double glazed window to front, modern fitted kitchen with range of eye and base level units plus draws with ample work surface; single drainer sink unit with mixer taps; Built in Electric Oven, gas hob with extractor hood; decorative tiling; power points; down flow heater. White goods will include Fridge & Washing machine ** We can provide plumbing for a dishwasher, but not the appliance **

Lounge Diner
12'7" x 11'8" (3.84 x 3.56)
UPVC double glazed French doors opening to the rear garden, TV point, power points, radiators.

Landing
6'8" x 4'1" (2.03 x 1.24)
Access to loft space. Power points, doors to all rooms.

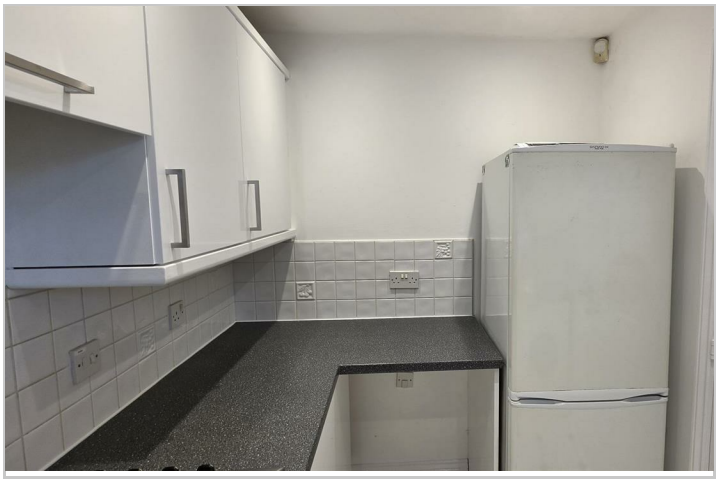
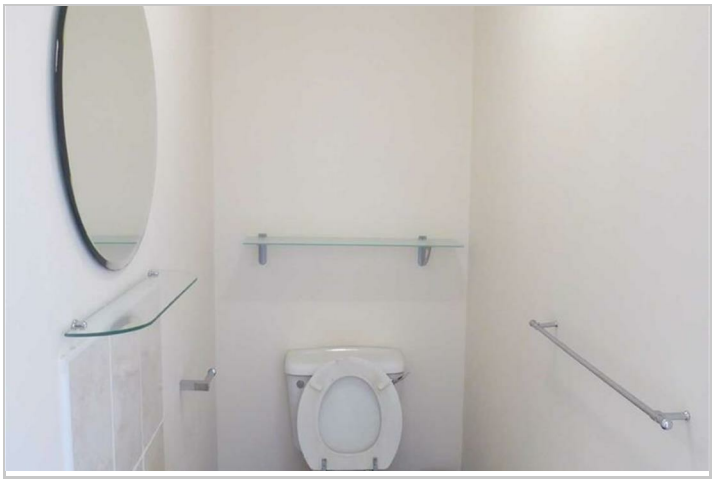
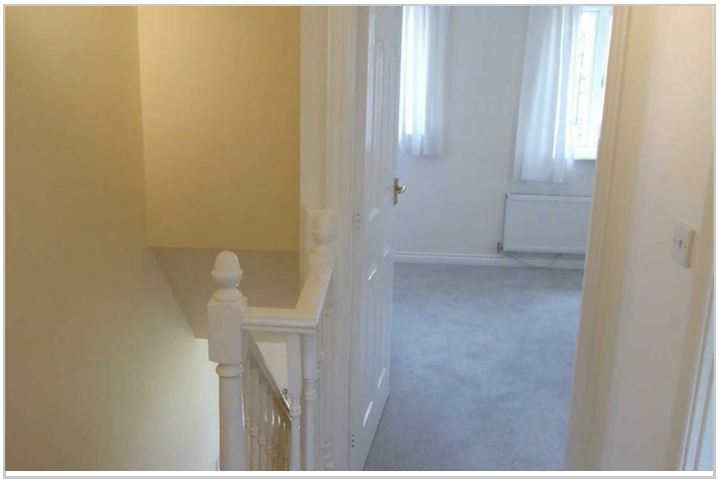
Bedroom 1
12'7" x 10'0" (3.84 x 3.05)
UPVC double glazed window to front; built in airing cupboard housing gas combination boiler supplying domestic hot water and central heating and additional storage space, range of built in wardrobes, radiator; power points.

Bedroom 2
11'8" x 6'9" (3.56 x 2.06)
UPVC double glazed window to rear, radiator, power points

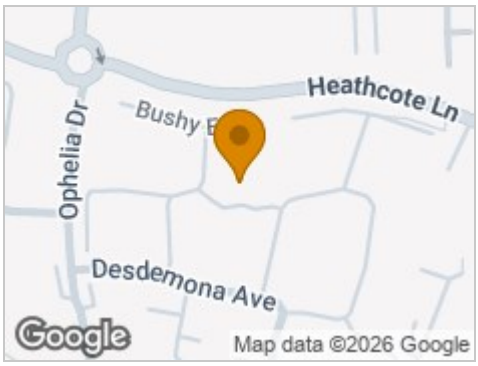
Bathroom
8'2" x 5'6" (2.49 x 1.68)
Double glazed window to rear; suite comprising white bath with electric shower over; wash hand basin; lower level WC; extractor fan; slat effect lino flooring.

Front
Mainly laid to lawn to side, established tree, Block Paved Drive for 2 cars in tandem

Rear
Southerly farcing rear garden mainly laid to lawn. Rear gate

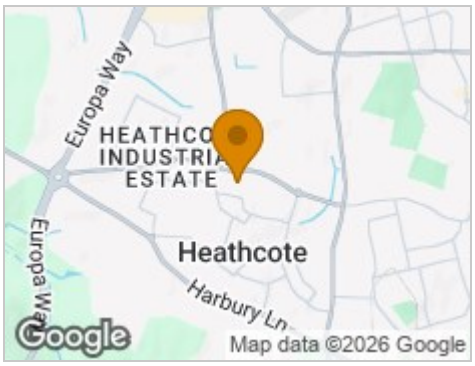

Road Map



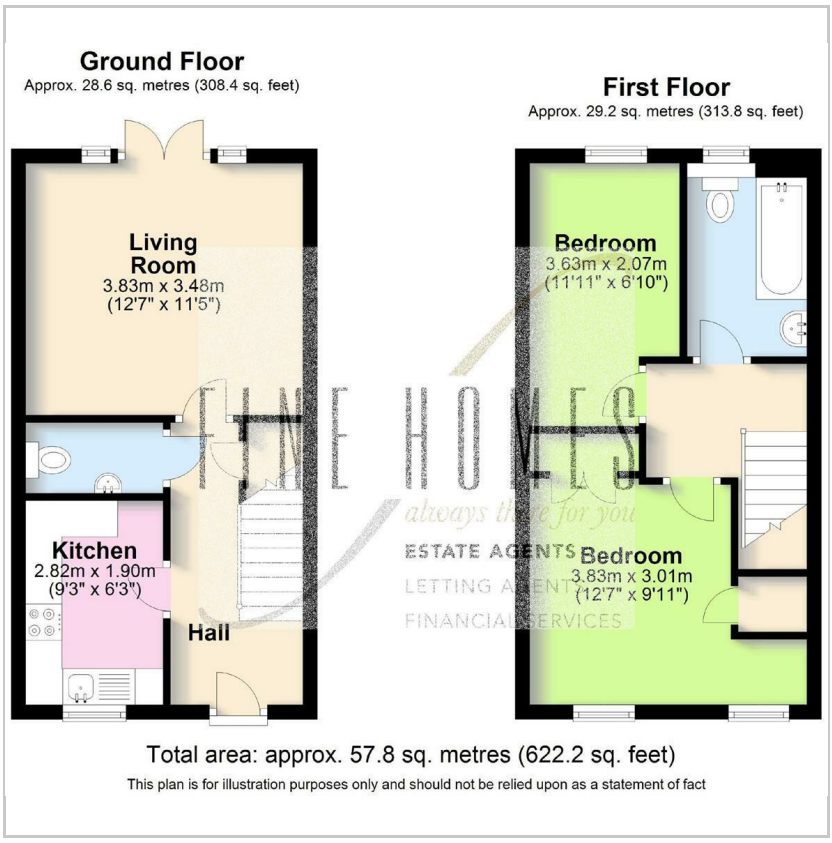
Hybrid Map



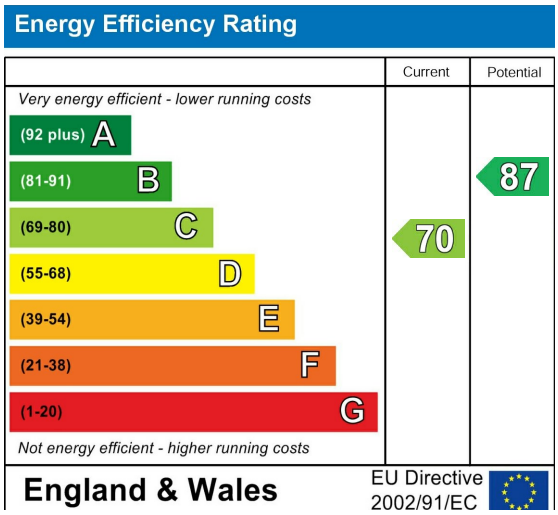
Terrain Map



Floor Plan



Energy Efficiency Graph



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