

May 2016

#1 New Tenants @ No: 40 HAMPTON VIEW 😊.

I hope you don't mind me contacting you today? I felt it only fair to prewarn you of the Landlady of this property. Luckily for us, the previous tenants to us also prewarned us about her: She had accused them of scratching a wardrobe (which wasn't true as they had pictures to prove it) - & she caused them a great deal of stress & they had to fight to get their deposit returned. With this warning I sent extra photos to Andrews - & we were extremely careful the whole year there. When it was time to move out we made sure the house was cleaner than when we moved in (this was noticed by Andrews). It wasn't until we moved in that we realised just how tired that house is. It was never painted prior to us moving in, & it is lacking in maintenance. Despite leaving the house better than when we moved in & also ~~the~~ fixing a number of things the Landlady

Paula - still managed to find fault. Luckily there is a check in & out report & it's the best £108 I've ever spent, as it is what proved Paula to be a liar. A few things she noted were

Plug + chain missing (plug is there, it never did have a chain)

Towel Rail broken (this was broken when we moved in, never fixed + noted on both the check in + out report as broken)

Stuff in garage - was there when we moved in, yet she was claiming to have it removed at a cost to us. PLUS a few other minor things. I have fought this, and it has also caused us stress. We moved out over a month ago, yet we still do not have our deposit back. We have now been informed, that no charges are going to be made against us, & we will now receive all of our money back. Mainly down to the fact of the reports that were done. Paula clearly had no case & will try anything on to keep some of your deposit. I am writing to you today to warn you, so you yourselves can take photos etc, to protect yourselves when it is your turn. She was rubbish at getting anything fixed, & she clearly does not maintain her property well.

it should be standard practice to repaint between tenants, & to do some basic maintenance. This is clearly not the case with this house. I should of pushed to of got the extractor working in the bathroom, & had the towel rail fix. Despite complaining about the mould, nothing was ever done. The Front Main bedroom was the worst.

It is a lovely street, with lovely neighbours & I hope you are very happy there. I just don't want anyone else to have to go through what us & the last tenants did, as it's simply not fair. I hope this warning will help you, as our warning really helped us.

Kind Regards Zai & Caleb Sudworth.

P.S. Sorry if the house was chaotic when you viewed, we were half moved out, I was already living back in Spain then ~ So it was a chaotic time.

If you have any queries, I'm only too happy to answer: My email is at the top of the letter. 😊