



15 Plantagenet Park, Warwick

£795 PCM

1 Bedroom Coach House with Garden to the rear & Garage, Lounge Diner, Kitchen to front, Drive for 2 cars, Gas Central Heating & Upvc double Glazing, great access to M40, A46 and local amenities, Available late July

- Entrance Hall
- Lounge Diner
- Gas Central heating
- Garage & Double Drive
- Rear Garden
- Energy Rating C

Fees Explained on the rear

15 PLANTAGENET PARK, WARWICK, CV34 6EX

Tenants : Important Information. And Q&A

NB: Before contacting Fine Homes, you must read the 'Landlords Preferences' and "Rent, Holding Deposit & Deposit etc" paragraph first

Q&A:-

Length of Term - An initial 12 Months term with 'No Break Clause', Standard AST Notice. Then periodic or renewal. So that mean we do not do 6 months Lets!

NB, We Do Not Take 6 or 12 Months' Rent Up Front.

If you need a Guarantor, you will need at least 1 years' worth of rent as an income. (rent x 12 =)

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Landlords Preference

ATTENTION

Due to Covid 19 - You will need to wear masks and gloves and use hand sanitiser for any viewing.

LANDLORDS EXPRESSED PREFERENCES! YOU MUST READ THIS...

NO MORE THAN 2 SHARERS, NO SMOKERS

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. Its only fair!

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Rent, Deposit & Holding Deposit etc

Rent = £795 = Holding Deposit = £183 - Deposit =£917. (less (£183)

Qualifying single or joint salary of £23,850 Pa

Pensions, Savings and some Universal credit can be taken into consideration. You will need to email us the details

The holding deposit will be held for 2 weeks whist reference checks are carried out.

Upon a satisfactory result, the holding deposit will be converted back to your Deposit..

Right to Rent checks will need to be successfully completed (UK under the Immigration Act 2014) and a references validation will need to be carried out on all applicants.

If you need a Guarantor, you will need at least 1 years' worth of rent as an income.

You will need to be free from any CCJs, IVAs, anything that affects or has affected your credit rating, past, present.

If References and Right to Rent is Un satisfactory, you will lose the Holding Deposit.

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Client Money & Deposits

Our tenants Deposits are protected under the Deposit Protection Services.

Client Money is Protected through Client Money Protect.

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Entrance Hall

4'5" x 3'10" (1.35m x 1.17m)

Via metal clad door, personal door to garage, radiator, room stat, stairs to:

Lounge Diner

19'0" x 16'6" (5.79m x 5.03m)

UPVC double glazed window to front aspect, 2 double glazed velux to rear aspect, 2 radiators, power points, TV point, Wood Laminate flooring, arch to:

Kitchen

9'3" x 7'11" (2.82m x 2.41m)

UPVC double glazed window to front aspect, modern fitted kitchen with a range of eye and base level storage units and draws, 1 ½ bowl single drainer sink unit with mixer taps, work tops over, built in appliance include gas hob with extractor fan above, fan assisted oven/grill, White Goods - fridge/ freezer, washing machine, part tiled walls, kick plate heater, ceramic tile flooring.

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Inner Hall

5'1" x 3'1" (1.55m x 0.94m)

Built in airing cupboard housing hot water cylinder and additional storage space, paneled door to:

Bedroom

10'5" x 10'4" (3.18m x 3.15m)

UPVC double glazed window to front aspect, radiator, power points, access to loft space.

Bathroom

7'9" x 5'7" (2.36m x 1.70m)

Double glazed Velux window to rear aspect, 3 piece suite comprising panel bath with fitted shower above, low level WC, pedestal wash hand basin, radiator, shaver/light point, white towel rail, vinyl flooring.

Garage

Power and lighting, up and over metal door, personal door to rear garden, (the garden can be accessed without going out the front)

Front

There is a Drive for 2 cars in front of the garage and to the side there is a path and a flower bed with shrubs

Rear

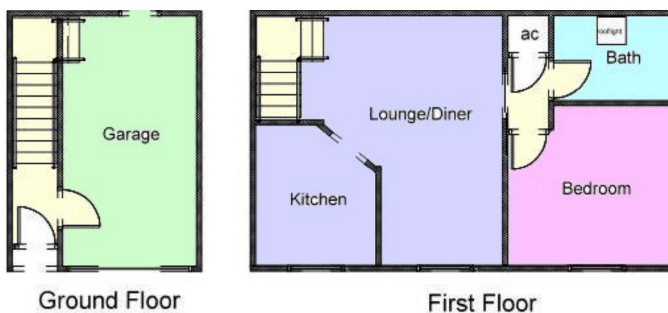
Paved patio area with a laid to lawn leading to a second paved patio area, various shrubs and trees, bounded by paneled fencing.

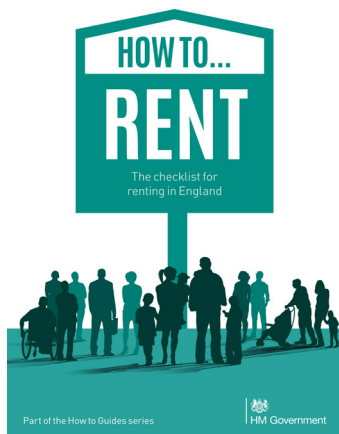
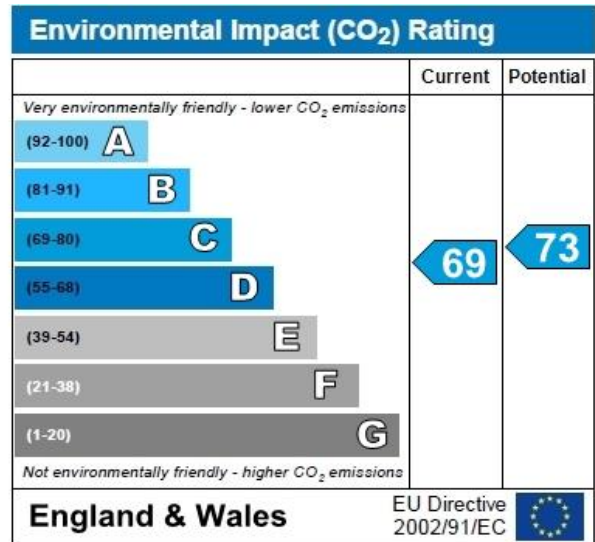
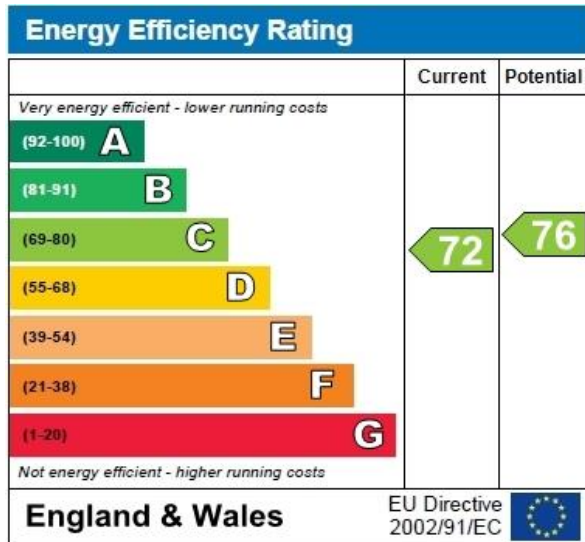
DIRECTIONS

From our office, turn left onto Othello Avenue and proceed to the roundabout and turn left, at the next roundabout turn left into Ophelia Drive. Proceed along this road, after the park on the right, go round a sharp right bend and then turn right into Glendower Approach. Then take the 1st right into Plantagenet Park, The property can be found on left with our distinctive board.

Council Tax Band B

Floor Plan:





To view the How to rent pdf online please click on the link below

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf

VIEWING STRICTLY THROUGH THE AGENT

Opening Hours

Monday to Friday 9am - 6pm

Saturday 9am - 4pm

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Room sizes quoted are approximate and should be used for guidance purposes only. Any appliances, fittings and heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative. Any fixtures and fittings mentioned have been verbally agreed to remain by the Vendors but your legal representative must also seek clarification after sale agreed.