

STRAKERS

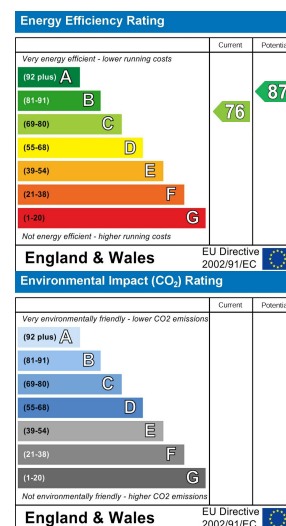
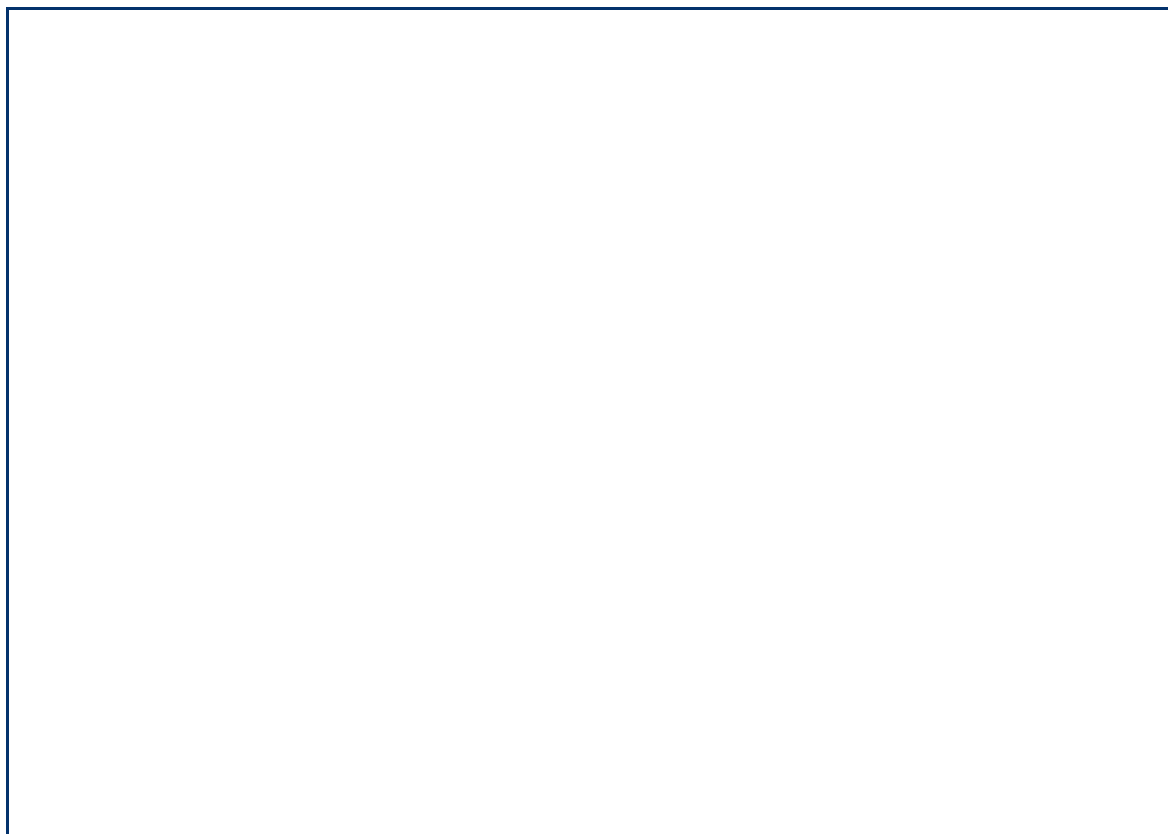


Xanadu, 8 Yardlands, Urchfont, Wiltshire, SN10 4EH

Stunning 3 double bedroom detached house with garage and enclosed rear garden in the delightful village of Urchfont. Newly construction and finished to an exception standard, immaculate accommodation comprises entrance hall, cloakroom, sitting room with woodburning stove, door to superb open plan dining kitchen with bi-fold doors to the garden (integrated fridge, freezer, dishwasher and double oven / hob), utility room, master bedroom with en-suite shower room and wardrobes, 2 further double bedrooms with storage, and a family bathroom. Gas central heating. Single garage, parking for 3 cars and attractive enclosed rear garden with patio area. Available now, u/f, £1300pcm ***Sorry, no pets***

- Superb Village New Build
- 3 Double Bedroom Detached
- Garage & Parking
- Enclosed Rear Garden
- Wonderful Urchfont Location
- Available Now

£1,300 Per Calendar Month



FEES & PROCEDURES:

Once you have viewed and selected a property you would like to rent, Strakers ask you to adhere to the following procedure:

WHAT TO DO NEXT:

1. Contact the Strakers Lettings on 01380 722995 straight away, and tell them you would like to proceed with the rental of the property you have viewed
2. You will be asked to pay a Holding Deposit, equal to 1 weeks rent of that property, either by cash, card payment, or bank transfer. The holding deposit will reserve the property for you for 14 days whilst the reference checks are being done. This forms a deadline for agreement whereupon a tenancy start date should be mutually agreed with yourself and the landlord, subject to referencing. The holding deposit is refundable unless you provide misleading or inaccurate information on your application, you fail a right to rent check, you withdraw from the rental of the property or you fail to take reasonable steps to enter into the tenancy agreement. This process is in accordance with the Tenant Fees Act 2019)
3. Complete an Application Form for each adult over the age of 18 who will be living in the property and return them to the office, by scanning and e-mailing, or by hand.
4. Please provide identification for each applicant, in the form of Passport, or Birth Certificate AND Driver's Licence

PROCEDURE:

The Application Forms will be sent to Homelet Referencing Agency. Homelet will check for adverse credit history, undisclosed addresses, electoral roll check, bank validation, CIFAS fraud, financial sanctions, employment reference check and seek a landlord reference if you are currently renting.

Under some circumstances, a Guarantor may be required, who must be referenced and agreed by the landlord.

As soon as references have been passed, you will be contacted by Strakers and a start date of tenancy can be agreed.

Any application is subject to referencing and right to rent checks, and any let agreed subject to contract.

All leases are for a minimum term of 6 months under an Assured Shorthold Tenancy agreement, as defined under the 1988 Housing Act, unless otherwise stated.

Rent is payable monthly in advance, unless 6 or 12 month's rent has been agreed and paid in advance. All rentals are exclusive of utility charges and council tax, unless otherwise stated.

Smoking is not allowed in any properties, and pets will only be permitted with prior agreement by the landlord.

PAYMENT DUE ON OR BEFORE THE TENANCY START DATE

Payment must be received in cleared funds before the tenancy can begin. Payment can be made by Bank Transfer, Cash, Building Society Cheque, or Card Payment

TENANT FEES DURING THE TENANCY

The following are fees that can be charged to the tenant:

6-7 Market Place, Devizes, Wiltshire, SN10 1HT

Tel: 01380 723451 Email: lettings@strakers.co.uk www.strakers.co.uk