



Folkestone, CT19 5PG

£1,495 PCM



A very well presented 4 bedroom house that has been freshly decorated throughout. On the ground floor there is a good sized open plan dining room and lounge with a bay window to the front and a decorative fire place. There is a lovely modern light kitchen with wooden worktops a breakfast bar and a good number of cupboards, appliances include a full height FF, electric oven and gas hob, DW and WM.

On the first floor is a modern family bathroom with separate bath and walk in shower, there is a separate wc. There are 2 bedrooms on this floor and a further 2 bedrooms on the second floor. Dbl G throughout with GCH. Outside there is a courtyard area.



Costs & Fees:

Upon application, a Holding Deposit (1 week's rent) is due. This will be deducted from the first month's rent.

The Holding Deposit is refundable in the following circumstances -
IN FULL
 If the offer is not accepted by the Landlord or
 The Landlord withdraws the property or
 If the Landlord decides the references are unsatisfactory or
 or
 The Landlord does not agree the SPECIAL CONDITIONS requested.

The Holding Deposit is **NOT** refundable:
 If the tenant makes additional requests such as permission to keep a pet, wanting a permitted occupier, wanting the landlord to provide items not already offered as part of the tenancy, specialist cleaning, different rent due days, etc which are then refused by the landlord. **THESE MUST BE ASKED FOR BEFORE YOU MAKE THIS APPLICATION.**

Where the tenant provides false or misleading referencing information, a charge will be levied to cover all the landlord's costs up to a maximum of the deposit paid.

In order to pass the reference checks the applicants should be in receipt of a joint income of at least 30x the monthly rent.

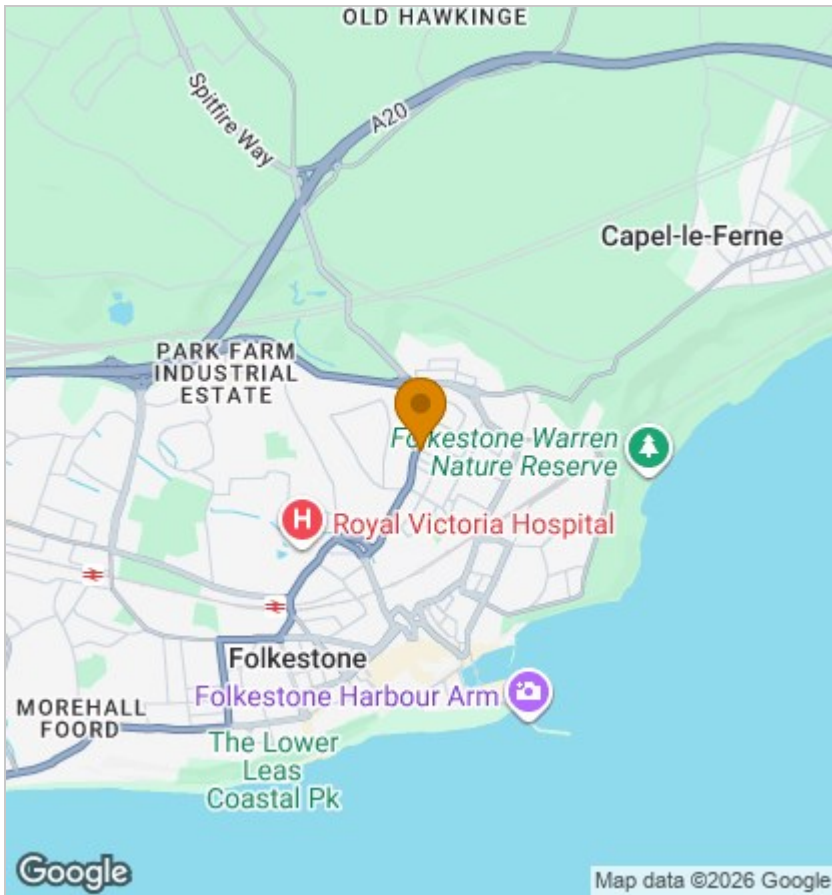
Where the tenant does not have the Right to Rent under the Immigration Act 2014 and the landlord or agent did not know and could not reasonably have been expected to know that prior to taking the holding deposit.

If after 15 days the tenant withdraws their offer, or does not take reasonable steps to take up the tenancy during the "deadline for agreement" then a charge will be levied to cover the landlord's costs up to a maximum charge of the deposit paid.

When you move in we will require (in cleared funds):-
 Security deposit - (5 weeks' rent)
 First month's rent in advance (minus any holding deposit paid)
 If you move in part way through a month, you will also be required to pay an apportioned rent for the remainder of that month as well as the next full month's rent in advance.

DSS/Housing Benefits are not taken into account by the referencing company as they relate to the property you are currently living at and can't be transferred. This can be overcome if you have a guarantor. For this property the guarantor would need an annual income of 35x the monthly rent pa to pass the guarantor checks. If a landlord has a mortgage on the property being let, the conditions may prohibit letting to tenants on benefits. Some landlord insurance policies also expressly forbid landlords letting to people on benefits.

Area Map



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales		EU Directive 2002/91/EC	