

Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

8 Latham Close, SO50 8FD Fair Oak, Nr Eastleigh & Winchester To Let Unfurnished - £950 pcm



Eastleigh 4.5 miles to the West
Winchester 8 miles to the North
Southampton 9 Miles to the South

DESCRIPTION: No. 8 Latham Close is a spacious family home with modern décor and recently fitted kitchen and bathroom, located within the area of Fair Oak. The property comprises of an entrance hall, spacious sitting room and a modern kitchen fitted in 2017. Upstairs there is a family bathroom, two double bedrooms (plus one en suite) and a single bedroom. The property has ample off road car parking for two vehicles. There is an enclosed garden to the rear with patio and raised beds.

The property is in an excellent location for easy access to both Winchester, Southampton and the M27 & M3.

The property is being offered to let for 12 months on an Assured Shorthold Tenancy.



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

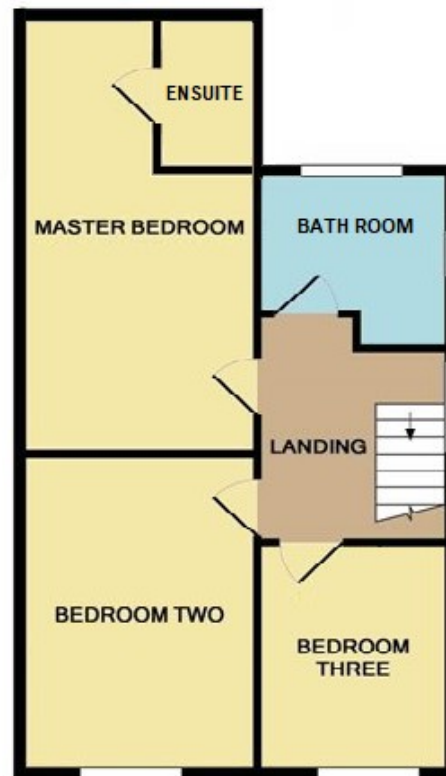
T: 01489 896977 F: 01489 896985

E: office@gileswheeler-bennett.co.uk www.gileswheeler-bennett.co.uk

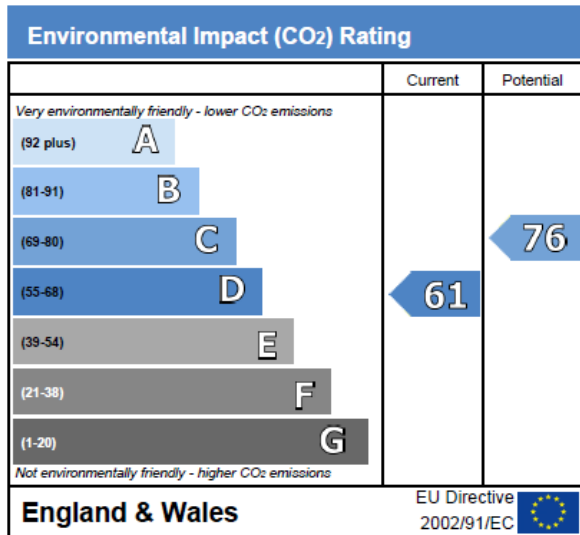
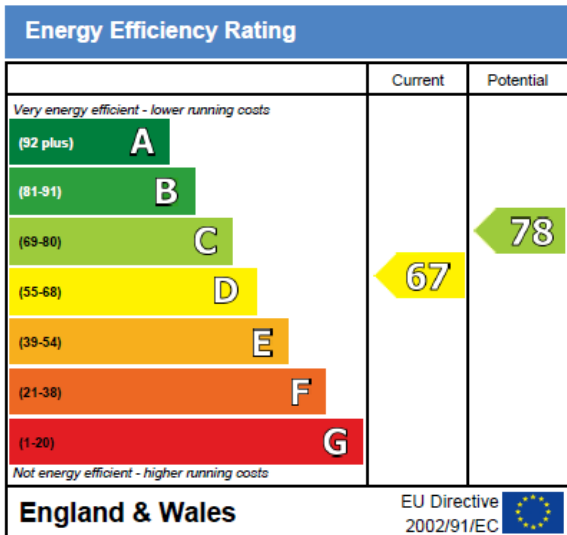
- FEATURES:** Entrance hall 2 double bedrooms (1 en suite), 1 single bedroom
 Kitchen Family bathroom
 Garden 2 parking spaces
 Large reception room Good transport links
- FITTINGS:** Induction hob, built in eye-level microwave, electric fan oven and grill.
 Built-in full height fridge freezer, dishwasher and washing machine
- VIEWING:** Strictly by appointment with the letting agents Giles Wheeler-Bennett.
- SERVICES:** Mains water, mains electricity, gas central heating and hot water.
- AVAILABILITY:** 1st November 2018.
- PETS:** No pets.
- COUNCIL TAX:** Eastleigh Borough Council - Property Band = C
 For the year 2018/19 = £1,479.63
- TENURE:** The property is offered unfurnished on an Assured Shorthold Tenancy Agreement for a period of 12 months.
- RENT:** £950 (Nine hundred pounds) per calendar month payable in advance by standing order.
- DEPOSIT:** A deposit amounting to £1,425 will be required prior to the commencement of the Tenancy and will be held against any damage which may arise during the duration thereof.
- EPC:** Full details available upon request.



GROUND FLOOR



1ST FLOOR





TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time (August 2018). However, whilst every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. Please also note the following pre-tenancy requirement checks:

Right to Rent Checks and Money Laundering Regulations:

Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. These identification documents will relate not only to the tenant's right to remain in the UK and so will constitute requirements to provide Passport and/or Visa documentation, but may also require proof of existing residency such as a copy of utility bills from the last 3 months. Please note that neither email/scanned copies nor photocopies of these documents are acceptable under any circumstances for the verification process. All **original documents** must be seen at this office so that certified photocopies can be taken of them by ourselves. Detailed guidance on which documents are required to be produced will be sent to the prospective tenant at the appropriate time.

Pre-tenancy Guidance Notes:

1. These particulars do not constitute part or all of an offer or contract.
2. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
3. Measurements: Any measurements or areas stipulated herein are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
4. You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
5. Before you enter into any tenancy, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

Finance:

1. RENT: The required rent is **£950** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£1,425** will be required at the commencement of the tenancy and will be held against any damage which may arise during the duration thereof. 25% of this deposit may be requested as a holding deposit which will be collected upon confirmation of the tenant's interest in the property and acceptance of the tenant by the landlord (subject to references) and will be non-refundable in the event of the tenant withdrawing thereafter for whatever reason. This deposit will be protected under The Tenancy Deposit Scheme.
3. RENT DUE: A standing order will be set up for the payment of rent monthly on the anniversary date of the commencement of the tenancy.
4. REFERENCES: A charge is made of **£30 per person including VAT (including Guarantors)** for the taking up of references which is non-returnable.
5. SET-UP CHARGES: The tenant will be responsible for the payment of any stamp duty on the tenancy agreement together with a contribution towards the Landlord's costs of setting up the tenancy agreement amounting to **£300 including VAT**.
6. RENT REVIEW: If the period of the agreement extends to more than a year, the Landlord reserves the right to review the rent annually and thereafter.
7. For full details of all fees which may be applicable throughout the tenancy please see our website or request a hard copy. Web address: www.gileswheeler-bennett.co.uk

Tenancy:

1. AVAILABILITY: The tenancy is available to be taken up from 1st November 2018.
2. DURATION: The fixed period will be 12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: No pets.
5. SMOKERS: No smoking is permitted inside or outside the property at any time.

Tenant's responsibilities:

1. OIL/GAS: The tenant is responsible for payment of all oil/gas consumed. The Landlord is responsible for carrying out an annual service of the gas fired appliances provided i.e. boiler.
2. WATER: The tenant is responsible for payment of all water supply and usage charges on demand.
3. ELECTRICITY: The tenant is responsible for payment of all electricity supply and usage charges.
NB: The tenant is responsible for the safety and maintenance of their own electrical appliances.
4. DRAINAGE: The tenant is responsible for all charges to remove effluent from the property.
5. TELEPHONE: The tenant is responsible for arranging and financing their own contract with BT.
6. COUNCIL TAX: The tenant is responsible for payment of Council Tax.
7. INSURANCE: The tenant is responsible for their own contents and Public Liability cover.
8. GARDEN: The tenant is responsible for the upkeep of the garden to ensure that lawns are mowed regularly, hedges are kept trimmed, flower and shrub borders are kept weed free and larger shrubs/climbers are kept under control employing a gardener if required. No major works, including the addition or removal of items, are to take place in the garden without the written consent of the Landlord.
9. DRAINS, GUTTERS, PIPES & CHIMNEYS: The tenant is responsible for ensuring that the drains, gutters and pipes and chimneys on the property are kept clear.
10. DECORATION: No internal or external decoration of the property is permitted without the prior written consent of the Landlord.