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WATERSONS

INDEPENDENT ESTATE AGENTS

Alberbury Avenue, Timperley









£1,600 PCM Unfurnished

SUPERB THREE BED TOWNHOUSE

0161 941 6767 - Maintenance@watersons.net

www.watersons.net

INFORMATION FOR TENANTS

Furnishing

Part Furnished - In most cases 'part furnished' means including carpets and curtains, sometimes this can also include kitchen appliances but this will be made clear to you on a viewing and subsequently listed within the inventory.

Furnished – Will be the same as part furnished but will probably include some extra items of furniture.

Fully Furnished – Will typically mean that the house will be ready prepared for someone to move in, providing furniture, kitchen appliances, basic utensils and possible bed linen and towels. All of the items specified will be list within the inventory.

Applications

Once you have seen a property that you wish to rent, we will reserve the property upon payment of the appropriate reservation fee and ask you to complete the application form in the name of the prospective tenants who will be living in the property. For the purpose of the application process a couple, not married, will need to complete a joint application.

Deposit

Prior to taking up a tenancy a tenant will be required to pay Watersons a deposit. We hold the deposit on behalf of both the Tenant and the Landlord. The deposit is registered and secured with a Tenancy Deposit Scheme from 'The Dispute Service'. This deposit is refunded to the tenant provided that there have been no breaches of the tenancy agreement.

Monthly Rental Payments

The first months rent is paid in advance at the same time as the deposit and again must be cleared funds. Subsequent rentals are payable by standing order starting one month after the first rental and due on the same date each month.

Household Bills and Utilities

All Tenants are responsible for their own council tax, water rates, gas, electricity, telephone and TV bills, TV licence. We as managing agents assist in meter readings and informing the relevant companies of a tenant moving in and moving out.

Use of the Property

All tenants should assume that none of our landlords will permit smoking in the property. Cats and dogs will not be allowed and permission from the landlord would be needed in order to have other pets in the property

Proof of Address and Identity.

You will be required to provide documentary proof of both your identity and your current address. Photo ID will include a passport or driving licence. An address can ONLY be one of the following: Driving licence, recent Utility Bill, recent Council Tax Bill, recent Telephone Bill or in certain cases a letter from your employer. No other forms of address verification will be accepted by Watersons.

Right to Rent Act 2014

As a tenant wishing to rent a property in the United Kingdom, before you can be granted a tenancy you have to demonstrate your eligibility under the Right to Rent Act 2014 to establish your immigration status and whether you are legally entitled to rent a property within the UK. The Immigration Act 2014 applies to everyone wishing to rent a property whether you are a British national, from a member state of the EU, or anywhere else in the world. The validation checks cost £19.20 (inc VAT) and are carried out by our referencing agency UKtenantdata.com.

rightmove Zoopla.co.uk PrimeLocation.com OnTheMarket.com