



A modern mid-terraced house in a sought-after location. With a lounge and kitchen/breakfast room on the ground floor and two double bedrooms and family bathroom on the first floor, off road parking for two cars and enclosed rear garden. EPC rating C, council tax band C. AVAILABLE FROM MID-JUNE.



Waddington Drive | Hawkinge | Folkestone | CT18 7NU

£1,150 Per Calendar Month

COSTS AND FEES

Holding Deposit

£264 (1 week's rent). This will be deducted from the first month's rent.

The Holding Deposit is not refundable:

If the tenant makes additional requests 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 £34,500 pa.

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 - £1,323 (5 weeks' rent)

First 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 £41,400 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- Modern Mid Terrace
- Kitchen/Breakfast Room
- Lounge
- Two Double Bedrooms
- Family Bathroom
- Off Road Parking for Two Cars
- Enclosed Rear Garden

Office 7, Osborne House, 3 - 5 Portland Road, Hythe, Kent, CT21 6EG

Tel: 01303 262 208 Email: lettings@vhpm.co.uk

www.vaughanhammond.co.uk