



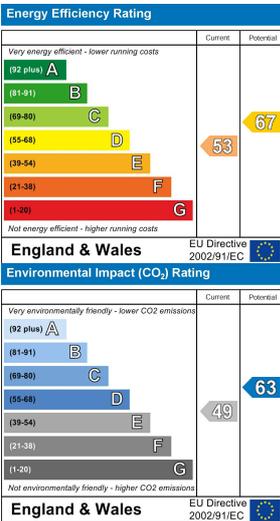
36 Swindon Road, Old Town, Swindon, SN1 3JJ

**** TWO DOUBLE BEDROOM CHARACTER HOUSE ** SOUGHT AFTER OLD TOWN AREA ****

A very well presented two bedroom character property situated in the heart of Old Town. The property offers a modern kitchen with integrated fridge/freezer and washing machine, modern bathroom & two spacious double bedrooms. To the rear is a low maintenance garden. Would suit professionals. Sorry No Pets & Non Smoking. Unfurnished. £895pcm. Available early July.

- Sought After Old Town Location
- Two Double Bedrooms
- Character House
- Modern Kitchen & Bathroom
- Integrated Appliances
- Low Maintenance Garden
- No Pets
- Suit Professionals
- £895pcm
- Council Tax Band : B

£895 PCM



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. Complete, sign and return the Fees and Procedures form, which Strakers will then submit to Rightmove to begin the Referencing process. You will receive an application via webform which must be completed straight away, and gives Strakers the information to confirm acceptance of your application with the Landlord;
2. Upon acceptance by the Landlord you will be asked to pay a Holding Deposit, equal to 1 week's rent of that property, either by 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. Please provide ID for each applicant, in the form of either a Passport, or a Birth Certificate AND Driver's Licence for UK applicants. If non-EU applicant please check with Strakers what ID can be accepted.

PROCEDURE:

The Application Forms will be submitted to Rightmove to complete the referencing checks. Rightmove will check for adverse credit history, 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