



Flowers Yard, Chippenham  
Chippenham, SN15 3BN



7 Flowers Yard, Chippenham, Wiltshire,  
SN15 3BN

New to the market-A very well presented two bedroom house with garage situated centrally, a short walk from the town centre and main line train station. Available July/August 2019, unfurnished, £715pcm (sorry no pets).

- TO LET
- WELL PRESENTED
- CENTRALLY LOCATED
- TWO BEDROOMS
- GARAGE
- CLOSE TO STATION
- UNFURNISHED
- AVAILABLE MID APRIL 2021

£800 PCM



New to the market-A very well presented two bedroom house with garage situated centrally, a short walk from the town centre and main line train station. Available early April 2021, unfurnished, £800pcm (sorry no pets).

Accommodation comprises of entrance hall, sitting room with electric coal effect fireplace. There is a good size kitchen/dining room with gas hob, electric oven and space for additional appliances. Accessed from the kitchen is a w/c and rear door leading out to a small garden.

To the first floor there are two good size bedrooms and a bathroom with shower over.

Externally there is a low maintenance rear garden and single garage. The property further benefits from having gas fired central heating and situated within a stones throw of the town centre whilst providing good access to road links.

A minimum contract for this property is 12 months. (Please bring passport OR driving licence & birth certificate with you at time of viewing).

#### FEES AND 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.Contact the Strakers office that has arranged the viewing for you straight away, and tell them you would like to proceed with the rental of the property you have viewed
- 2.You will be asked to pay a Holding Deposit, equal to 1 week's rent of that property, either by cash, 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.Complete an Application Form for each adult over the age of 18 who will be living in the property and return them to the office, by hand or by scanning and e-mailing
- 4.Please provide identification for each applicant, in the form of Passport, or Birth Certificate AND Driver's Licence

#### PROCEDURE:

The Application Forms will be sent to Homelet Referencing Agency. Homelet will check for adverse credit history, undisclosed addresses, electoral roll check, bank validation, CIFAS fraud, 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.

A deposit of 5 weeks' rent is payable and held throughout the tenancy with TDS, unless the Landlord uses an alternative Government approved scheme, of which you will be fully informed.

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 to Nat West Bank - Sort Code 52:30:27 Account Number 13247018

Cash to Strakers local branch

Building Society Cheque

Card Payment by telephoning 01380 722995

#### TENANT FEES DURING THE TENANCY

The following are fees that can be charged to the tenant:

Payments to change the tenancy, when requested by the tenant (e.g a change of tenant or permission to keep a pet). A charge of £50 inc vat will be charged for the amendment of a tenancy agreement or addition of an addendum. Further charges may be applicable in some circumstances.

Early termination of tenancy, when requested by the tenant. A charge equal to the loss of rent plus reference charge of any new tenant, plus advertising / marketing fee, will be payable by the outgoing tenant.

Payments of utilities, communication services, TV licence, council tax and Green Deal loans are all payable by the tenant.

Default fee for late payment of rent. Outstanding rent of 14 days or more will be charged at 3% above the Bank of England's base rate for each day the payment remains outstanding.

Replacement of lost keys or security devices, will be charged at the cost of the replacement of lost keys, and replacement of locks in prevention of a security breach.

#### STRAKERS MEMBERSHIP AND REDRESS SCHEME

Strakers are members of ARLA and The Property Ombudsman Scheme and deposits are held with the Tenant's Deposit Scheme, unless held with the Landlord's CMP scheme.

Strakers give notice that these particulars, whilst believed to be accurate, are set out as a general outline for guidance only, and do not constitute any part of an offer or contract.

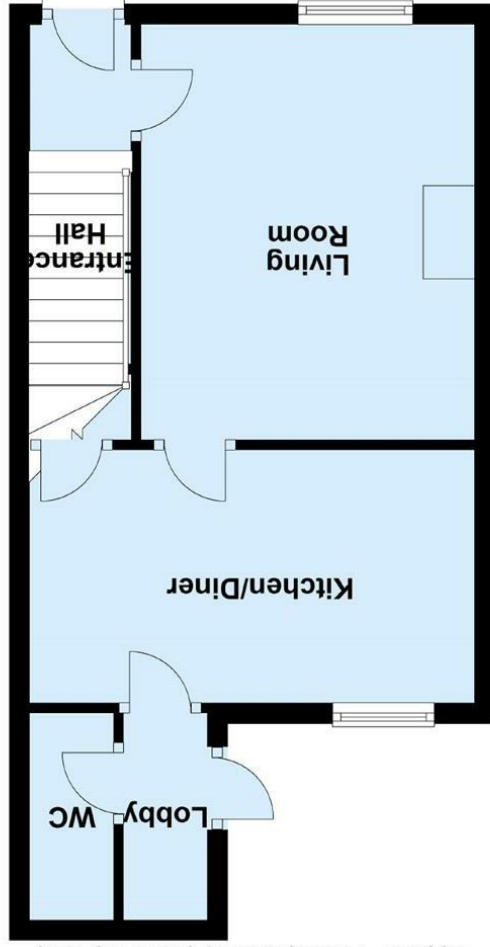


[www.strakers.co.uk](http://www.strakers.co.uk)

Email: [lettings@strakers.co.uk](mailto:lettings@strakers.co.uk)

Tel: 01249 652717

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**Ground Floor**  
Approx. 31.0 sq. metres (333.8 sq. feet)