

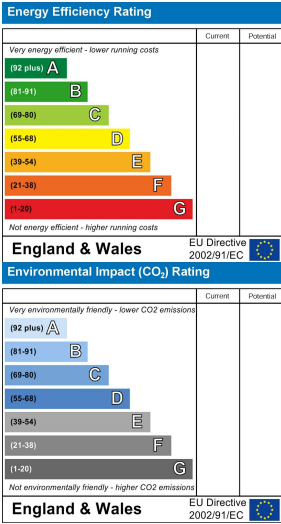


## Flat 2, 42 Market Place, Devizes, Wiltshire, SN10 1HY

Unexpectedly available again.....Very attractive, newly and beautifully refurbished, 1 double bedroom apartment in central Devizes. Truly delightful accommodation comprises entrance hall, open plan kitchen through to lounge with stunning vaulted ceiling and French doors out to a patio area, double bedroom with feature fireplace, and shower room. New flooring throughout and contemporary decor of grey and white. Available now, u/f, £625pcm  
 \*\*\*No pets. On street parking close by\*\*\*

- Double Bedroom Flat
- Central Devizes Location
- Newly Refurbished
- Attractive Vaulted Ceilings
- Patio Area

**£625 Per Calendar Month**



**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. Contact the Strakers Lettings on 01380 722995 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 weeks 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 scanning and e-mailing, or by hand.
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.

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

**TENANT FEES DURING THE TENANCY**

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

6-7 Market Place, Devizes, Wiltshire, SN10 1HT  
Tel: 01380 723451 Email: [lettings@strakers.co.uk](mailto:lettings@strakers.co.uk) [www.strakers.co.uk](http://www.strakers.co.uk)