



SPINKES
WORKS

The Butts, Chippenham
Chippenham, SN15 3PJ

STRAKERS

Spinkes Works, 1 The Butts,
Chippenham, Wiltshire, SN15 3PJ

- TO LET
- VERY WELL PRESENTED
- TWO BEDROOMS
- CENTRALLY LOCATED
- ALLOCATED PARKING
- ENCLOSED GARDEN
- UNFURNISHED
- AVAILABLE 14TH JUNE 2021

£795 PCM



DUE TO A HIGH VOLUME OF INTEREST WE ARE NO LONGER TAKING ANY FURTHER VIEWINGS FOR THIS PROPERTY. TO BE REGISTERED FOR ALTERNATIVE PROPERTIES, PLEASE CALL THE OFFICE New to the market-A rare opportunity to rent this lovely two bedroom ground floor apartment. With allocated parking and enclosed garden the property makes up part of an attractive period converted building in the heart of the town just a stones throw away from all of its amenities including the mainline railway station. Available 14th June 2021, unfurnished, £795pcm (sorry no pets).

Description

Accommodation comprises secure communal entrance, entrance hall, a great size open plan kitchen/living room with oven, hob, space for additional appliances, breakfast bar and two breakfast bar stools. There are also doors from the living area leading out to the garden.

There is a wonderful re-fitted modern bathroom with shower over and two bedrooms.

Externally, there is a lovely enclosed garden with lawn, patio, timber shed and an additional raised seating area. Allocated parking can be found to the front of the property.

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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.



www.strakers.co.uk

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Tel: 01249 652717

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Approximate Gross Internal Area
652 sq ft - 61 sq m

Bathroom
9'5" x 4'8"

2.86 x 1.41m

Bedroom
10'10" x 9'5"

3.31 x 2.88m

Bedroom
9'11" x 7'0"

3.03 x 2.13m

Kitchen/Living Room

Not to Scale. Produced by The Plan Portal 2019
For Illustrative Purposes Only.