



**£1,850 pcm – FEES APPLY**

Council Tax Band = D (Eastleigh) £2019.80 per annum

EPC: Rated C

## 1A Grange Road, Hedge End

Southampton, Hampshire SO30 2FB

- Stunning open plan living area and kitchen with appliances included
- Convenient location behind electric gate
- Quality fixtures and fittings throughout
- Three Bedrooms all with fitted wardrobes
- Master bedroom en-suite with further bathroom
- Large gravel driveway accommodating several vehicles
- Woodburner
- Furnished or Unfurnished to suit
- Available March 2024 until June 2025

Introducing a truly exceptional rental opportunity. Available either furnished or unfurnished, this unique property offers quality accommodation from mid-March until June 2025, accommodating the landlord's work secondment. The property is shielded from the road by electric gates ensuring privacy and a pretty outlook onto the expansive gravel driveway and greenery beyond. The double carport allows you to park your car under cover with ease and slow charge your electric vehicle if required.

A spacious and inviting hallway featuring sleek and modern hardwood flooring and clever storage solutions. The heart of the home lies in the stunning open-plan living area, boasting a skylight feature that floods the space with natural light. Thoughtfully designed panelled walls with fitted storage units and mirrors create a modern and organised ambiance, complemented by a large flat-screen television\*\* nestled within a cabinet. Whether cosying up by the wood-burning stove on chilly evenings or embracing the outdoors through French doors on warmer days, this living space caters to your every comfort. The adjacent open-plan kitchen is a cook's delight, featuring a large range-style oven, 6-ring induction hob, combination oven, dishwasher, and ample storage, including a Quooker hot tap for energy-efficient and quick tea breaks during busy schedules.

Behind the kitchen is a pantry and utility room equipped with essential appliances and additional storage. With three spacious double bedrooms, each offering wardrobe space, with one bedroom designed as a walk-in wardrobe or versatile office space. This room could also be used as a bedroom as it could house either a single or small double bed. The master bedroom exudes luxury and comfort, with an ensuite shower room and a decorative open fire\* for added warmth and ambiance. A main bathroom, complete with a corner bath and large shower enclosure, offers relaxation with the added luxury of a television\*\*. Outside and to the rear, the property features a private low-maintenance garden with faux lawn, a decking area, an undercover outdoor kitchen space with a large gas BBQ, and a shed provided by the landlord for additional storage. A double garage/workshop with power and lighting is ideal for hobbies or safely housing your vehicles.

\*The open fire in the master bedroom is for decorative purposes only

\*\*The property is fitted with a water softener – tenants will be obliged to keep the water softener topped up with salt blocks at their own expense. Cost

\*\*\*The landlord is providing televisions here but the occupiers must retain a TV licence for the duration of the tenancy.

# Guide To The Tenancy Application Process With Robinson Reade

## **Application Form**

Once you have decided on a particular property we will first ask you to complete our application forms. Please ensure that you answer all questions carefully and truthfully as any mistakes could result in your application being rejected.

## **Identification Checks**

From February 2016 all Landlords and their agents must ensure that their Tenants have the legal right to rent in the UK in accordance with the Immigration Act 2014. Therefore, as part of the application process we will ask you to confirm that all adults that will live in the property (including any permitted occupiers) have the right to rent in the UK and we will ask you for photo identification to prove this. All adults who are to live at the property must be present when the identity check is done. The documentation must be the original and not copies and, importantly, the check does need to be done in person. If you require further information regarding the right to rent legislation please contact a member of the lettings team.

## **Holding Deposit**

Once your application has been approved by the Landlord we will require a holding fee from you of the equivalent of one week's rent in order to reserve the property. This shows good faith on your part and enables the Landlord to take further action confident in the knowledge that you are serious and fully committed to the property. We will stop marketing the property and inform any other prospective tenants that the property has been taken.

## **References**

Our partner referencing company will take up references on our behalf and will include:

- a bank/credit reference
- employer's reference
- previous Landlord's reference if applicable.

If any of your reference replies are not satisfactory, it may be necessary for you to have to supply a Guarantor, and we will need to take up references for this person also or you could, subject to the Landlord's agreement, pay the full rent for the fixed term that you have signed for in advance. Please note that should your application be unsuccessful because you change your mind and withdraw, or because we or the landlord deem your references to be unsatisfactory, or the commencement date is unreasonably delayed by you, then no money will be refunded to you. If the landlord decides not to proceed for any other reason then we will of course return your holding fee in full.

## **Draft Tenancy Agreement**

Once we have received satisfactory references we will provide you with a draft of the tenancy agreement (and any deed of guarantee). We aim to get this to you at least 7 days before your move in date so that you have plenty of time to read through everything before signing it on the move in date. We will also provide you with a copy gas safety record, Energy Performance Certificate, How To Rent document, our tenant guides, a Deposit Protection Service information leaflet and some information regarding tenant insurance. It is important that all Tenants and Guarantors read all of the documentation in advance of the move in date so that any questions can be answered. Please look out for this email and let us know if you haven't received it within 7 days of your move in date.

## **Security Deposit**

The security deposit will be taken at the start of your tenancy and held against possible breakage's or damage caused by you during the tenancy and for any other breaches of your tenancy terms and condition, such as unpaid rent. The deposit will be protected by The Deposit Protection Service (The DPS) in accordance with the Terms and Conditions of The DPS. At times it may be necessary for us to protect the deposit under another approved scheme in which case, details will be provided to you.

## **Rent Payments**

It will be a condition of your tenancy that rent is paid via standing order. If rent is paid monthly, the rent due date will be the day prior to the day of the month that the tenancy commences for each month. So, if you move in on the 5th your rent will be due on the 4th of each month.

## **Signing the tenancy and moving in**

Before your tenancy can start we will need to have received your 'move in monies' by bank transfer. This is one month's rent in advance plus the security deposit equivalent to five week's less the holding deposit already received. At some point before your tenancy starts we will ask you to meet us at our office to sign the tenancy agreement provide us with your ID and proof of address. We will then accompany you to the property to conduct the check in where we will read the meters where possible and walk around the property to confirm with you that the inventory and schedule of condition report accurately reflects the condition of the property as you check into the property. A copy of this report will be emailed to you after the check in meeting. At this appointment you will be issued with a set of keys per tenant where possible. More information about the move in appointment, how to act during your tenancy and the check out process will be provided when we supply you with the draft of the tenancy agreement. If you would like to read more about this now please ask the lettings team for a copy of our Guide to Your Tenancy.

## **Permitted payments throughout your tenancy**

Fees to tenants are generally banned by the Tenant Fee Act 2019. There are, however, some permitted payments. These include charges for the following: variation of contract, lost keys/security devices, unpaid rent, change of sharer and early termination of tenancy. Further details can be found on our website [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk) and in our offices.

## **Guide to Your Tenancy with Robinson Reade**

### **Inventory Report (schedule of condition)**

Whatever type of accommodation you are moving into, it is important that you see a copy of the inventory report (schedule of condition) for the property on the day of occupation. It will become your responsibility to make sure it is accurate before signing a copy of the inventory report and to note any alterations regarding discrepancies and omissions from it.

The inventory report is an important document and puts the responsibility onto you as the tenant to look after the items listed within it. It will list all the items of the property left by the Landlord for your use during the tenancy, such as furniture, furnishings and overall cleanliness and condition of the property when you moved in.

A copy of the inventory report will be provided for you to keep in a safe place. Should you damage, break or fail to clean the property when you move out at the end of the tenancy, the Landlord can charge you from your deposit to have it put right. (Fair wear and tear will be taken into consideration but please remember that dirt is never considered wear & tear). If the Landlord agrees for you to keep pets at the property a separately negotiated clause will apply and you should ensure that you adhere to the terms of this clause. In particular you will need to have the carpets cleaned by a professional carpet cleaning company. The hiring of a machine for your personal use is not acceptable.

### **Utility Suppliers**

We will inform the utility companies and local council via a third party service company of your occupation and the meter readings taken at your check in appointment. When a new tenant moves into a property the existing Gas and Electricity suppliers will normally put you on a standard tariff which can be the most expensive. Our partner company will normally have contacted you once you have passed referencing to discuss the possibility of switching suppliers to a cheaper provider. However, we must advise that it is the responsibility of the tenant to confirm that the Local Council Tax office and the utility companies ie: gas, electricity and water are aware of your occupation so they can set up bill payments details for you so if you haven't had confirmation of accounts being set up for you within a couple of weeks of occupation, please ensure that you contact the utility companies yourself.

We are unable to inform the TV licence company as they will only deal with the subscriber and not with a third party ie:agents.

(Please note that Robinson Reade Ltd may earn a commission from third parties for recommending their services to you)

### **Keys**

You will be issued with a set of keys (where possible) per tenant at the beginning of your tenancy. All keys, including any copies that you make during the tenancy must be handed back on the day of your check out to your Landlord, ourselves or representative.

Where Robinson Reade manages the property, we will also retain a set of keys for the property – these are only ever used with your permission.

### **During your tenancy**

Any queries or problems you may encounter during the term of the tenancy or any repairs or maintenance that need to be carried out should be reported to your Landlord or ourselves, where the property is managed, as soon as possible. You are expected to behave in a 'tenant-like' manner, meaning that you carry out any minor repairs without calling in the agent or landlord e.g. every time the sink gets blocked. More complex maintenance issues are usually the landlord's duty, but under some agreements you will have to pay for repairs if they are deemed to be your fault.

You may also find that your Landlord may wish to carry out property visits whilst you are a tenant every few months or so to check on the condition of the property and how you are looking after it. This is quite normal and a mutually convenient appointment will be made with you prior to any visits of this nature. Managed properties will be visited every three or four months by an independent Inventory Clerk and once a year by Robinson Reade's Property Manager.

You may at certain times be asked to allow access to representative(s) of the Landlord for the purpose of any property maintenance, gas safety inspections or repairs that the property may be required and is the responsibility of the Landlord.

Besides these formal visits and maintenance inspections, the Landlord must not over disturb you or breach your legal entitlement of quiet enjoyment of the property during the tenancy.

### **Notice to end your tenancy**

If you don't wish to extend the tenancy past the initial term please let your Landlord or ourselves know in writing giving at least one month's notice on or before the rent due date. If a further fixed term isn't agreed and notice isn't received the tenancy will become a statutory periodic tenancy. Thereafter you must provide us or your landlord with one month's written notice on or before your renewal date to end the tenancy. The Landlord must provide you with two months written notice.

### **Check Out Process**

On the expiry of the tenancy, a final inspection will be carried out of the property by the Landlord or ourselves/representative against the original inventory report that you initially signed. This is to confirm that the property has been left in the same condition as when you moved in (with an allowance for fair wear and tear).

The Landlord will be entitled to make deductions from your deposit for any breach of your tenancy obligations, excess wear and tear and damage to the property. If there are no dilapidation's or deductions your deposit will be returned to you as soon as is reasonably possible. Where there are dilapidations, the return of the deposit will happen once agreement has been obtained between both parties as to what the deductions will be. We will provide you with more information about the process at the end of your Tenancy. If you would like this information now please ask us for a copy of the Guide To Your End of Tenancy with Robinson Reade.



Pop in to see us at 10 middle Road, Park Gate, Southampton, Hampshire, SO31 7GH  
 Email us [lettings@robinsonreade.co.uk](mailto:lettings@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)  
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast