



## THE RIDINGS

£4,500 PM / £1038 PW –UN/FURNISHED – AVAILABLE AUGUST

A stunning and spacious four bedroom detached house which has been recently refurbished. With a large landscaped garden, off street parking for at least two cars and a garage, the property also offers substantial living space throughout ideal for modern family living. The ground floor has a large kitchen and breakfast area overlooking the garden and patio area, a utility room and a hallway which leads on to a large open plan reception room. The first floor comprises of four double bedrooms (one bedroom featuring ensuite) and large family bathroom. The energy efficiency rating is Band D.

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

[winkworth.co.uk](http://winkworth.co.uk)

**Winkworth**

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## TENANTS GUIDE

### HOLDING DEPOSIT:

To secure a property one week's rent is taken as a holding deposit, this must be paid by bank transfer. Once the landlord has confirmed acceptance of your offer we proceed in taking references. Should the landlord not accept or later withdraw from the offer, the holding deposit will be returned in full. Subject to terms and conditions of the holding deposit, where the tenant decides not to move into the property for whatever reason, the holding deposit is forfeited. Once the tenancy has been accepted the holding deposit will go towards the first months' rent.

### REFERENCES:

Prospective tenants are required to provide three references: employment, previous/existing landlord and personal. Sometimes more detailed references will be required, for example, bank statements where a prospective tenant is self-employed or a company owner. Where a guarantor is accepted they should be a UK resident and a property owner, and will be required to provide proof of income and proof of home ownership.

### DEPOSIT:

The security deposit is limited to the equivalent of five week's rent no matter what the circumstances (unless the annual rent exceeds £50,000 in which case deposits are capped at six weeks' rent). In most cases Winkworth will be the Deposit Holder, subject to the terms and conditions of the 'Tenancy Deposit Scheme'. Feel free to ask for confirmation of whom the Deposit Holder will be.

### ENERGY PERFORMANCE CERTIFICATE AND DRAFT TENANCY AGREEMENT

Agents are required to give tenants a copy of the EPC and draft tenancy agreement prior to the move in date, which will be done at the time the holding deposit is paid.

### UTILITY COMPANIES:

Although we write to all utility companies informing them when the tenants are moving into the property, it is the responsibility of the tenants to ensure that they are registered with all utility companies, as you will be asked to provide copies of your final utility bills at the end of the tenancy.

### TELEVISION & TELEPHONE:

Tenants are responsible for their television licence, whether the landlord provides a television or not. Tenants are also responsible for transferring the telephone landline into their names.

### INSURANCE:

The landlord is responsible for their own property and contents insurance and this does not include any of the tenant's belongings. It is the tenant's responsibility to insure their own belongings.

### PETS:

Pets are not permitted under the terms of the tenancy agreement. Should the tenant wish to have a pet(s) in the property they should negotiate this prior to paying the holding deposit. If consent is given this should be confirmed in writing and also included in the tenancy agreement. There may be an additional charge incorporated in the rental.

### SUMMARY OF TENANTS FEES:

Variation to the tenancy (£50 inc. VAT per tenant)

A change or early termination of a tenancy when requested by the tenant (£50 inc. VAT per tenant)

Utilities, communication services and council tax

Payment of damages where the tenant has breached terms in their agreement

Payments arising from a default by the tenant where they have had to replace keys

Charge for late rent payment of more than 14 days (not exceeding 3% above the bank of England base rate)

**COUNCIL TAX:** Each domestic dwelling has been allocated to one of eight bands, A to H, according to its open market capital value at 1st April 1991. The range of values for each band is detailed below. Further information is available on the London Borough of Ealing website [www.ealing.gov.uk](http://www.ealing.gov.uk)

Band	A	B	C	D	E	F	G	H
2019/2020	1008.07	1176.10	1344.11	1512.12	1848.14	2184.18	2520.19	3024.24