



£1,100 pcm – FEES APPLY

Holding Deposit: £253

Security Deposit: £1269

67 Southampton Road, Park Gate

Southampton, Hampshire SO31 6AH

- Good sized bedroom with fitted wardrobes and decorative fireplace
- *Self contained with own access through the rear garden
- Open plan living area to kitchen
- Kitchen with fridge/freezer, induction hob, small combination oven and washing machine.
- Double doors from kitchen into the garden with patio area and lawn beyond
- All bills including broadband are included here
- Heating for the annex is fully customisable
- Sorry but the landlord is not accepting pets here
- There is plenty of on road parking nearby

Looking for a comfortable home that's ready to move into? This lovely *fully furnished, self-contained annex* could be just what you need! With all bills included in the monthly rent, you can enjoy stress-free living and easily manage your budget.

Accessed via double doors from the rear garden, the annex opens into a bright and well-equipped kitchen – complete with appliances, crockery, cutlery, pots, and pans. The landlord is happy to be flexible with smaller household items if needed, so you can make the space feel like your own. The kitchen flows into a cosy sitting area, perfect for relaxing after a busy day. If you'd prefer a bit of separation, a handy curtain partition lets you close off the kitchen to create a snug living space whenever you wish.

A hallway leads to a modern shower room featuring a generously sized shower cubicle, and the spacious double bedroom overlooks the front garden. With fitted wardrobes and plenty of natural light, it's a peaceful and practical space to unwind.

The location offers convenient access to the M27 and A27 – ideal for commuters or anyone who enjoys easy travel links.

Please note that while pets aren't accepted, the landlord may be getting a dog in the near future, so this home would best suit someone who is comfortable around dogs.

As the annex forms part of the landlord's home, they'd like to meet potential tenants before agreeing to let. The tenancy will be offered on a standard contract that falls outside of Housing Act legislation.

* Please be aware that, whilst this annex is self contained, there is an internal door between the main house and the annex (both sides have bolts)

EPC Rating: TBC

Council Tax Band: Included in the rent

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 form. 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 and Electrical Installation Condition Report. 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 held in our client account for the course of your tenancy.

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 provide you with an inventory and schedule of condition report and ask you to check that this 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.

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 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.

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.

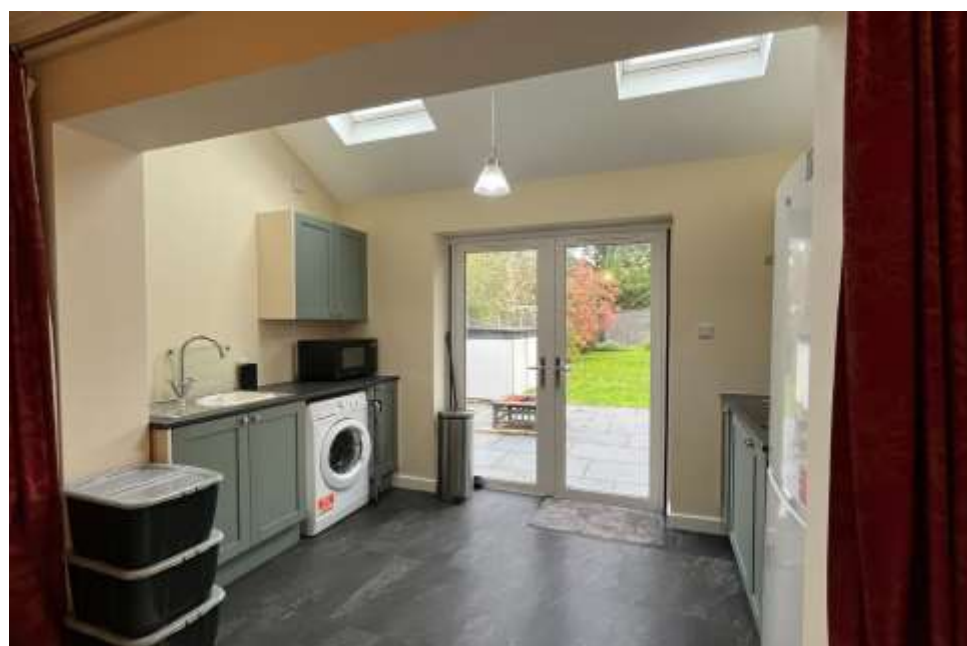
Notice to end your tenancy

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 contractual month by month tenancy. Thereafter you must provide us or your landlord with written notice to end the tenancy. The Landlord must also provide you with written notice if they wish to end the tenancy.

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.



Pop in to see us at 10 middle Road, Park Gate, Southampton, Hampshire, SO31 7GH
 Email us lettings@robinsonreade.co.uk Visit us www.robinsonreade.co.uk
 Call us on 01489 579009

Independent Sales & Letting Agents for the Strawberry Coast