

# PHILLIPS & STUBBS



coastal +  
COUNTRY





## 4 Whitesand Drive, Camber TN31 7SJ

A superbly presented three bedroom semi-detached family home set within this ever popular modern development within a short walk of the award winning sand dunes of Camber Sands. The property offers a spacious reception room, downstairs cloakroom and spacious fully fitted family kitchen with all appliances. There are three bedrooms on the first floor, a family bathroom and an en-suite shower room to the principle bedroom. To the side of the property is a garage and parking space for one car. To the rear of the property is a larger than average lawned garden with decking area to the front. Offered furnished and available from early February for a long term rental. EPC: C

- Semi-Detached Family Home
- Three Bedrooms
- Two Bath/ Shower Rooms
- Neutral Decor and Furnishings Throughout
- Garage And Parking Space
- Good Sized Garden With Decked Area
- Spacious Family Kitchen / Breakfast Room
- Offered Furnished
- EPC: C
- Council Tax Band E: £2,980.39

**£1400.00 Per Calendar Month**



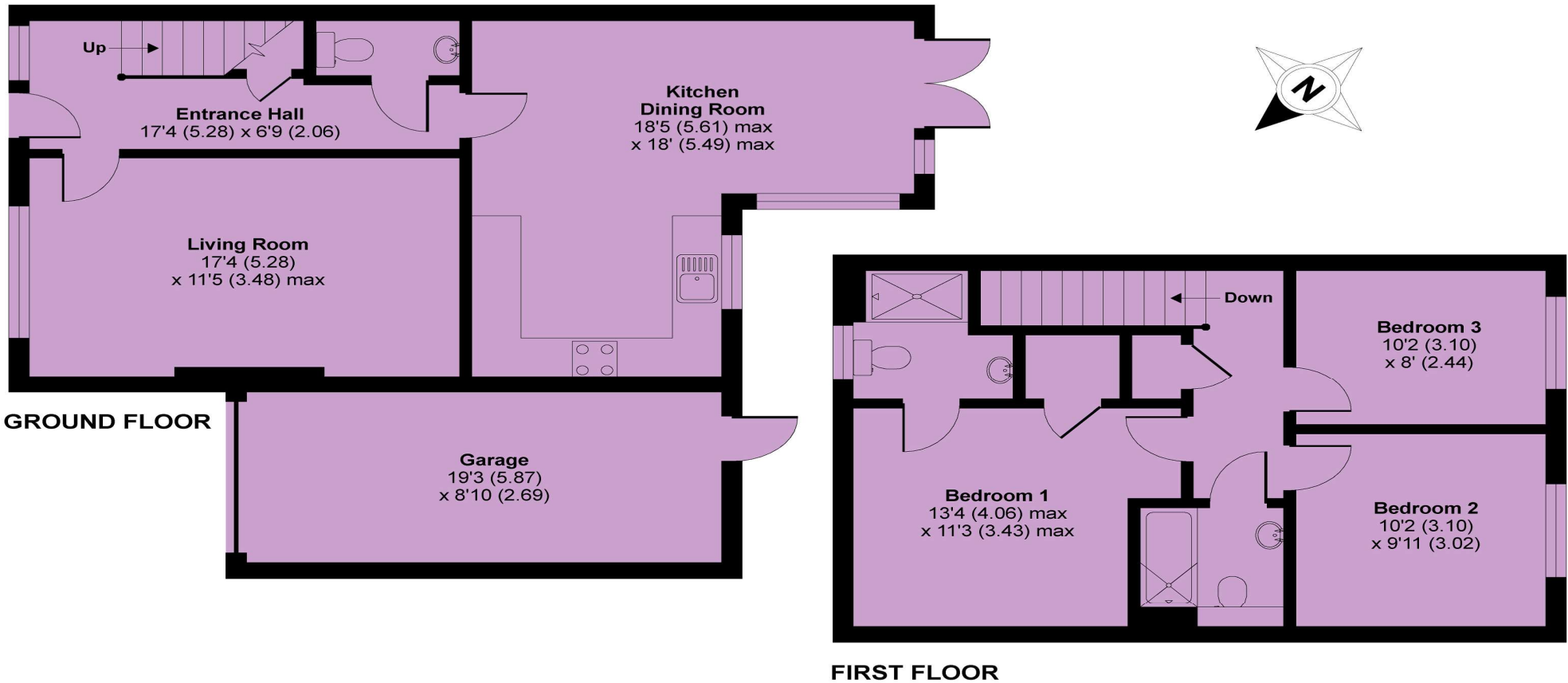
Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

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47-49 Cinque Ports Street, Rye, East Sussex TN31 7AN  
Mayfair Office, 15 Thayer Street, London W1U 3JT

01797 227338 rye@phillipsandstubbs.co.uk  
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**APPROX. GROSS INTERNAL FLOOR AREA 1299 SQ FT 120.7 SQ METRES (INCLUDES GARAGE)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## **PERMITTED PAYMENTS FOR ASSURED SHORTHOLD TENANCIES AND LICENCES ENTERED INTO AFTER 1<sup>ST</sup> JUNE 2019**

Permitted Payments relate only to Assured Shorthold Tenancies and Licences (or Licences to Occupy) that are entered into after the first day of June 2019. There are a number of permitted payments that Tenants shall be obliged to make and these are detailed below for clarity.

### **HOLDING DEPOSIT**

When you have sourced your preferred property you shall be asked to pay a Holding Deposit to secure the property. This shall always be an amount equal to ONE WEEK'S RENT and on the successful processing of your application shall be off set against the first month's rent. Should your application however be unsuccessful due to you providing misleading or incorrect referencing information, you failing a "Right To Rent" Check or by your failing to sign the Lease within a 15 calendar day timeframe then the Holding Deposit shall be forfeited. This 15 day deadline can be extended in writing should we feel that an additional extra time prove necessary to complete the referencing and sign a Tenancy Agreement (AST).

### **SECURITY DEPOSIT**

This amount shall be equal to FIVE WEEKS' RENT where the rent is under £50,000 per annum and SIX WEEKS' RENT where the rent is above £50,000 per annum. This shall be held in a Deposit Protection Company and released at the end of the Tenancy subject to the condition of the property and the rent being up to date.

### **UTILITY CHARGES**

Tenants shall be responsible for payments of Gas, Electricity, Oil, Council Tax, Phone Accounts, Broadband and Wifi (and other fair "utility" payments relating to their property.

### **LOST KEYS AND SECURITY DEVICES**

Any lost or broken keys or security devices (including electric door fobs and gate fobs) are payable by the Tenant if not returned by the end of the Tenancy Agreement. Should our involvement be required to arrange the replacement of these items then we shall charge an amount equal to £15 per hour (inc VAT) for this arrangement.

### **VARIATION OF CONTRACT TERMS AND TENANT CHANGES**

For any amendments that you wish to make a levy of £50 inc VAT shall be made. Should the actual cost exceed this (for instance when changing Tenant Names and updating Security Deposit Information) this cost may be higher.

### **EARLY TERMINATION OF TENANCY**

Should a Tenant wish to terminate a tenancy prior to the end of either a fixed term or prior to an agreed break clause the Tenant shall be responsible for the Landlord's pro rata costs in re-letting the property up to the value of the rent outstanding. Please ask our office for these details.

### **LATE RENT PAYMENTS**

Should your rent be late by a period of more than 14 days then we shall apply a charge (Interest) of 3% above the Bank Of England Base Rate for the period that the arrears are outstanding.



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