

## 27 Weston Road - GENERAL INFORMATION

The following generally summarises the tenancy, to give a proposed student tenant a guide to expectations and is subject to contract and acceptable financial guarantor.

The landlord is an officially credited landlord, accreditation number 180333041.

Property Address : 27 Weston Road, Guildford, Surrey GU2 8AU

Student let property only (must be a student of a recognised establishment).

This is a single occupancy per contract, **guests are not allowed to stay at any time overnight or after 10pm.**

No smoking inside the premises. No pets allowed. All tenants must be considerate to other tenants and neighbouring properties. For the benefit of all tenants music must be kept to a responsible level as determined by the landlord.

TENANCY START DATE : Typically 25<sup>th</sup> August or earlier or later by arrangement.

TENANCY PERIOD : Minimum 12 MONTHS, and ends each August, possible renewal might be available under a new contract.

Rent per calendar month : Varies by room size, see below (no vat is payable), payable calendar monthly in advance and 7 calendar days before the anniversary date of your contract start date, ie for example if your monthly rent is due 25th September 2019, then payment of cleared funds must be received in landlords bank account 7 full calendar days prior to the 25th September ie by 18th September 2019. Administration and interest charges may be applied for any late payments.

### **27 Weston Road**

Room 1 - £600 p.m. (£138.46 p.w.)

Room 2 - £585 p.m. (£135.00 p.w.)

Room 3 - £570 p.m. (£131.54 p.w.) Room **3** is Room **5** on that attached floor layout

Room 4 - £590 p.m. (£136.15 p.w.)

Room 5 - £595 p.m. (£137.31 p.w.) Room **5** is Room **3** on the attached floor layout

Please see attached floor layout for room location and sizes.

Rent on Deposit covering rent, damage and dilapidations : 5 Weeks (no vat)

Rent includes all electricity, gas and water. If these services are abused in any way, the landlord has the right to make an additional charge equivalent to any surplus to an average use.

Rates are exempt if you are a student – a student certificate confirming your course dates must be supplied prior to signing contracts. Rates are payable if for any reason you are no longer classified as a student.

Free internet is supplied without charge, to date there hasn't been any downtime nor any issues with the internet bandwidth though naturally this can not be guaranteed as it's dependent on the internet provider.

The property was fully refurbished in August 2017, so has the benefit of new electrics, plumbing, fire alarm, new shower rooms, new fitted kitchen, new carpets, tiling and was fully decorated.

There is private, free parking for 2 cars on the drive and free parking on the road. The 2 car park spaces are for tenants use only. There is a small garden at the rear.

There are 5 bedrooms, 2 on the ground floor and 3 on the first floor. There is a shared shower room and toilet on each floor. Also on the ground floor is a hallway, and a combined lounge and kitchen. The attic is not available for use.

The property is furnished as follows.

- (a) Each bedroom has a carpet, carpet protector, study desk, desk lamp, chair, single bed, mattress, mattress protector, bedside table, wardrobe and blind.
- (b) The shared shower rooms have a modern basin, pedestal, mirror, shower and shower door, tiled floor and fully tiled walls.
- (c) Communal Kitchen has 2 fridge / freezers, 1 x oven, 1 x hob, 1 x extractor, dishwasher, 1 x sink and drainer, microwave. You are expected to provide your own cooking utilities. A combined washer drier machine is also in the kitchen.
- (d) The communal Sitting area in the kitchen has a modern, wooden floor, has a settee, table and 4 chairs and pictures.

Contract : 1 contract per room

Guarantor : A financial guarantor is required to guarantee your minimum of 12 months rent and any damage or dilapidations, the guarantor will need to be validated by the landlord.

For the safety and wellbeing for all tenants, please see below, all tenants must comply with the following

1. All corridors and communal areas (kitchen, sitting area) must not contain any personal belongings other than food in the kitchen.
2. The fire extinguishers must not be obstructed.
3. The sitting area is for that purpose only so no personal belongings must be left in there.
4. Personal equipment must not be left in the kitchen without the landlord's permission.
5. Any damage whatsoever must be reported to the landlord immediately.
6. The kitchen must be kept clean and tidy ie any dirty dishes and utensils etc must be in the dishwasher and all work surfaces (including the table and window shelves) kept clean and tidy. If not, the landlord will arrange a daily cleaner at all the tenants' expense.
7. Your bedroom must be kept tidy and free from clutter for your own personal health and safety.
8. 240 volt electrical extension cables must not be used for fire safety reasons.
9. The extraction power control switch, typically above the door leading into the shower rooms, must be left switch on.
10. A window in your room should always be left ajar (still on the safety latch to prevent being opened from the outside) to allow your bedroom door to close automatically for fire safety reasons.
11. You should not allow the shower tray to fill with water, any blockages must be reported immediately.
12. The light switch for your ensuite mirrored cabinet is at the right hand side of the cabinet – just wave your hand down the right hand side to switch off and on.
13. Smoking inside the building is not allowed, nor is the use of lighted candles or lighted fragrance sticks.
14. Between all tenants you should agree a fair cleaning policy to ensure that the communal areas are kept presentable for the benefit of all students.
15. The landlord, or someone on behalf of the landlord, will be initially be making weekly visits to ensure that all tenants' responsibilities, including the above, are maintained for the wellbeing of all tenants

until satisfied that all tenants are acting responsibly, at which time, less frequent inspections will be performed.

16. The landlord and his workmen have the right to enter any room by giving no less than 24 hours notice, or without notice in the case of an emergency.

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last updated 18/01/2020