



**Wych-Elm Close, Rugby,
£1,450**



Wych-Elm Close, Rugby,

We are delighted to offer this well presented four bedroom detached property located in a popular residential location within walking distance of Bilton Village, which offers a wide range of local amenities, and is within easy reach of Rugby Town Centre and all major road/rail networks. In brief, the property comprises: Entrance hallway, spacious living/dining room, kitchen with cooker and dishwasher with space for a washing machine and fridge/freezer, Utility room with storage cupboards and Downstairs cloakroom. To the first floor there are three double bedrooms and one single all with built-in storage, and a family bathroom with shower over bath. Externally the property has a beautiful rear garden with decked area, shed and patio. There is also driveway parking to the front of the property. Further benefits include double glazing and gas central heating. Available NOW on an unfurnished basis.

Entrance Hallway

Living / Dining Area 22'9" x 10'8" (6.944 x 3.253)

Kitchen 17'4" x 7'8" (5.297 x 2.362)

Utility Room 5'11" x 7'11" (1.826 x 2.435)

Ground Floor WC

Stairs Rising To First Floor Landing

Bedroom One 9'11" x 13'7" (3.033 x 4.154)

Bedroom Two 8'2" x 12'0" (2.513 x 3.661)

Bedroom Three 9'2" x 7'11" (2.818 x 2.425)

Bedroom Four 10'4" x 7'0" (3.169 x 2.143)



Bathroom

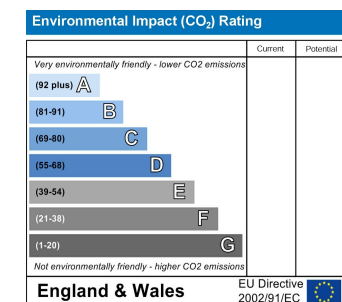
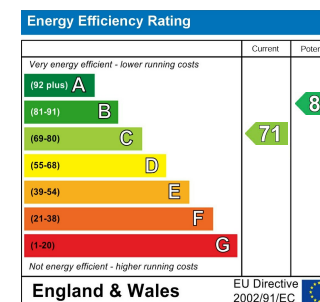
Enclosed Rear Garden

Disclaimer

Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £1450 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments • Holding deposit: equivalent to one weeks rent • Security deposit equivalent to 5 weeks rent (6 weeks if the annual rent is £50,000 or over)• Utilities Default charges:• Replacement keys and other security devices - charged at cost o f t h e k e y (s) a n d o t h e r s e c u r i t y d e v i c e (s) r e p l a c e m e n t (s) • Rent arrears - 3 % above the Bank of England base rate Other possible charges:• Notation of contract (where a tenancy is ended in place of another one following a change of tenant) - £50• Variation of contract (for example, change of rent date) - £50• Change of sharer - £50 per tenant • Surrender of tenancy - tenant liable to pay the rent for the whole period (within reason) as well as landlord costs of re-letting the property as detailed on our landlord fee schedule - www.crowhurst-gale.co.uk Pets: Where formally accepted by the landlord there may be an additional amount added to the current monthly rent. Tenancy Application Form: To receive a tenancy application form for this property please contact us on 01788 522266 (option 2): Tenant protection: Crowhurst Gale Property Lettings Ltd is a member of propertymark Client Money Protection (Scheme Reference: C0131238), which is a client money protection scheme, and also a member of redress scheme The Property Ombudsman (TPO) Reference: T02859, which is a redress scheme. You can learn more by contacting us directly. Crowhurst Gale Property Lettings are a member of Deposit Protection Service, a n i n s u r e d a n d c u s t o d i a l d e p o s i t p r o t e c t i o n s c h e m e www.depositprotection.com. Disclaimer: These particulars may be subject to errors and/or omissions; therefore, a prospective tenant(s) must satisfy themselves by inspection or otherwise as to their correctness. The text measurements, photographs plan and (if applicable) are presented in good faith as a general guide and therefore must not be relied upon as statements or representations of fact and do not constitute part of an offer or contract. As the agent, we have not formally verified any availability or



operation of services and/or appliances noted. Therefore, prospective tenant(s) are advised to validate all such information prior to expressing any formal intent to let. All fixtures and fittings not mentioned are excluded from the tenancy. The property is let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters that may affect the legal title.



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