



Beech Drive, Bilton, Rugby
£1,450



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Crowhurst Gale are pleased to present this well presented four bedroom detached house situated in a cul-de-sac location. Beech Drive is well located for access to Bilton village and all it's amenities and also a short distance to Rugby town centre and Rugby train station and the motorway network. Accommodation in brief comprises: Entrance Hall, Cloakroom with WC, Lounge, Dining Room, Kitchen to the ground floor, Four Double Bedrooms and a Shower room to the first floor. Other benefits include double glazing, gas fired radiator heating, single garage, off road parking and enclosed rear garden. Available towards the beginning of January Unfurnished.

Frontage

Driveway providing off road parking for two cars leading to the Garage. Lawned area with various shrubs.

Entrance Hall

Enter via double glazed door. Stairs to first floor. Radiator. Doors to:

Cloakroom

WC and wash hand basin. Opaque window to rear.

Lounge 18'11" x 12'6" (5.79 x 3.83)

Full length double glazed window to front and further double glazed window to the side aspect. Fireplace with electric fire fitted. Two Radiators.

Dining Room 15'7" x 9'1" (4.76 x 2.79)

Double glazed window and door to rear garden. Radiator.

Kitchen 9'5" x 7'8" (2.89 x 2.34)

A fitted kitchen with space for cooker, fridge and dishwasher. Double glazed window to rear. Double glazed door to outside.

First Floor Landing

Access to loft space. Airing cupboard housing hot water tank. Doors to:



Bedroom One 11'1" x 10'4" (3.39 x 3.15)
Double glazed window to front aspect. Radiator. Fitted wardrobes, drawers and dressing table.

Bedroom Two 13'10" x 7'8" (4.23 x 2.34)
Double glazed window to front and side aspects. Radiator. Fitted wardrobes.

Bedroom Three 12'7" x 7'11" (3.85 x 2.43)
Double glazed window to rear aspect. Radiator. Fitted wardrobe and dressing table.

Bedroom Four 10'10" x 7'10" (3.31 x 2.39)
Double glazed window to rear aspect. Radiator.

Bathroom
Shower enclosure. WC and wash basin. Radiator. Opaque double glazed window to side.

Rear Garden
Mainly laid to lawn with a circular patio area. Various shrubs and trees. Garden shed. Small outhouse with plumbing for washing machine.

Garage 16'3" x 8'11" (4.97 x 2.73)
Personnel door. Up and over door for vehicular access. Power and light connected.

Tax Band
Tax Band: E

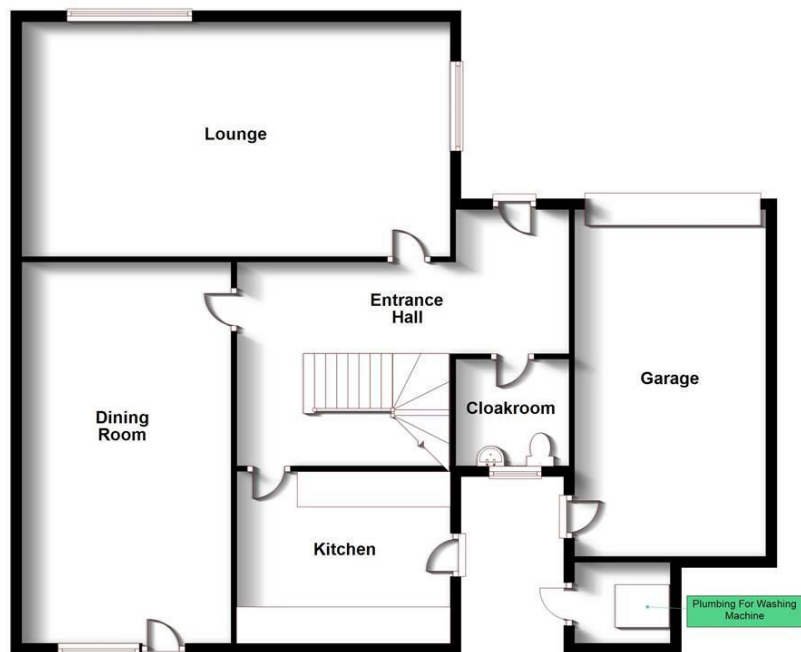
Disclaimer
Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £1450 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted 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 of the key(s) and other security device(s) replacement(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, an insured and custodial deposit protection scheme 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



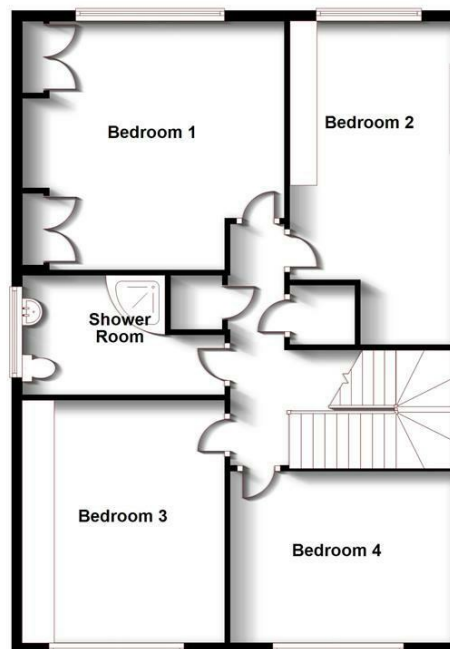
measurements, photographs plan and (if applicable) are presented in good faith as a general guide and therefore must not be relied upon as statements or representations of fact and do not constitute part of an offer or contract. As the agent, we have not formally verified any availability or operation 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	77

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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