



**The Square, Rugby,
£1,700**

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Crowhurst Gale are pleased to offer this Five bed property to the market. Situated in the sought after village of Dunchurch, which is within close proximity to Rugby town centre and motorway networks. This historic village has fantastic amenities including eateries and shops as well as a number of great schools. In brief the property comprises: Entrance hall, living room, dining room, study, kitchen, inner lobby and WC to the ground floor. Upstairs set over two floors are five bedrooms , a WC and a family bathroom. Other benefits include UPVC double glazing, gas heating to radiators and enclosed rear garden. Available towards the beginning of June. Sorry no pets or smokers.

Entrance Hallway 12'2" x 6'2" (3.73 x 1.88)

Study 12'0" x 8'5" (3.66 x 2.59)

Living Room 13'10" x 12'7" (4.22 x 3.84)

Dining Room 12'4" x 12'0" (3.76 x 3.66)

Kitchen 20'8" x 7'6" max (6.30 x 2.31 max)

Lobby 6'3" x 2'9" (1.93 x 0.84)

Ground Floor WC 5'6" x 2'11" (1.68 x 0.89)

Stairs Rising To First Floor Landing

Bedroom Two 15'1" x 12'9" max (4.62 x 3.89 max)

Bedroom Three 12'7" x 11'1" (3.84 x 3.38)

Bedroom Four 12'9" x 10'11" (3.91 x 3.33)



Family Bathroom 10'4" x 8'9" (3.15 x 2.69)

Stairs Rising To Second Floor Landing

Master Bedroom 16'0" x 12'9" (4.88 x 3.89)

Bedroom Five 10'9" x 5'10" (3.30 x 1.80)

WC

Enclosed Rear Garden

Disclaimer

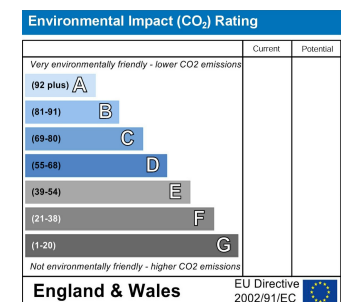
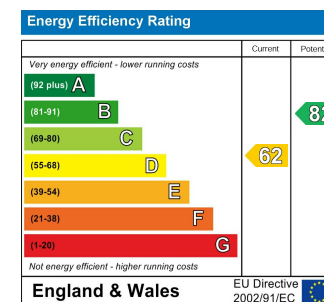
Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £1,700 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments

- 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, a n insured a n d 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.



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