



**Winwick Place, Bilton, Rugby**  
**£1,200**





# Winwick Place, Bilton, Rugby

We are pleased to present to the rental market this well presented mid terrace property situated in Bilton Village within close proximity to schooling and local amenities. In brief the property comprises: living room, open plan kitchen/dining area and a cloakroom to the ground floor. To the first floor there are three bedrooms and a bathroom. Further benefits include: Upvc double glazing, gas central heating, off road parking for one to the front and a low maintenance rear garden. Available NOW Unfurnished.

## Entrance Porch

Living Room 12'11" x 10'11" (3.94m x 3.34m )

## Inner Hallway

## Cloakroom

Open Plan Kitchen/Dining Area 26'10" x 12'11" (8.20m x 3.94)

Dining Area 12'11" x 11'0" (3.94m x 3.36)

## First Floor Landing

Bedroom One 12'11" x 10'11" (3.95m x 3.35m )

Bedroom Two 11'4" x 9'10" (3.46m x 3.02m)





**Bedroom Three 7'10" x 7'5" (2.40m x 2.27m )**

**Bathroom 6'7" x 4'3" (2.02m x 1.31m )**

### Rear Garden

### Disclaimer

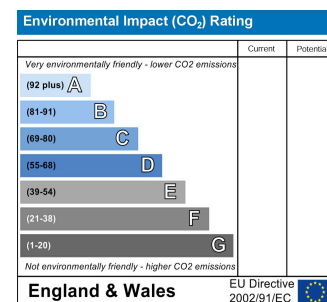
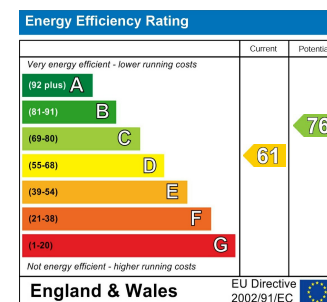
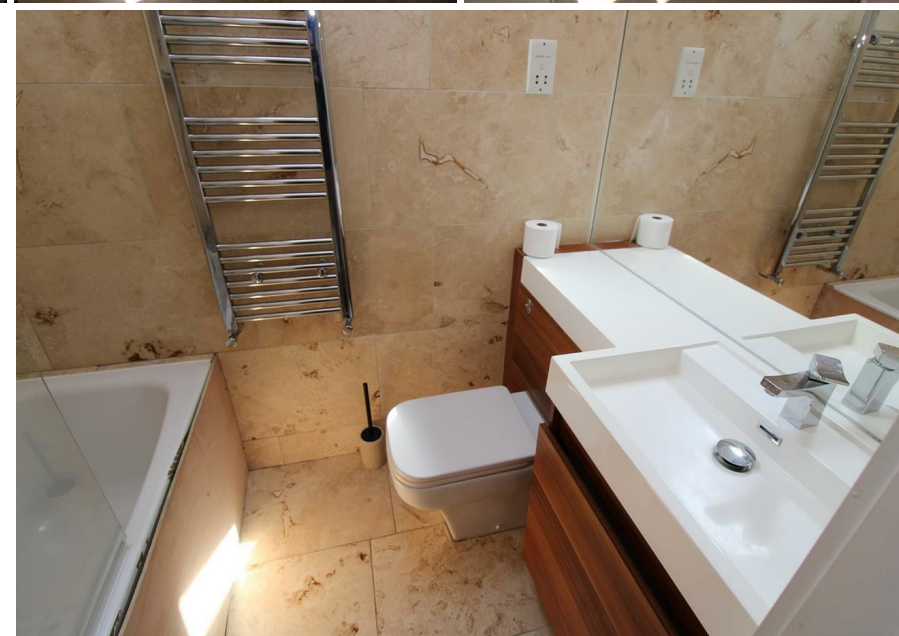
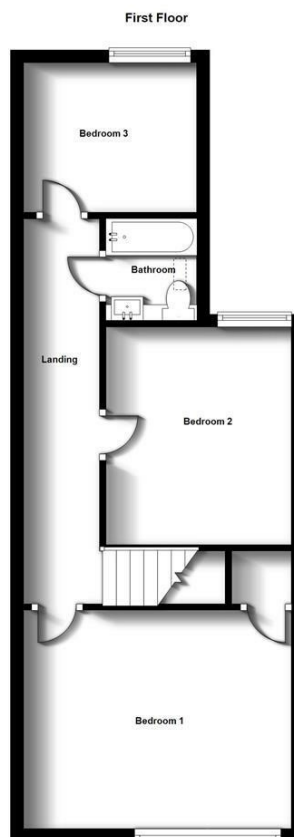
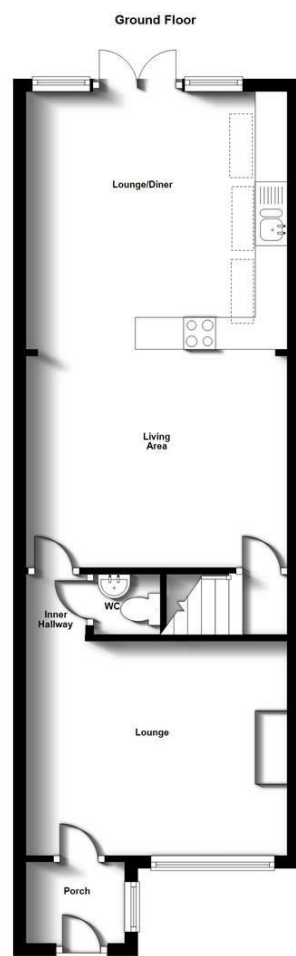
Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £1200 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments • 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 ) 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](http://www.crowhurst-gale.co.uk) Pets: Where formally accepted b y t h e l a n d l o r d t h e r e m a y b e a n 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 b y c o n t a c t i n g u s d i r e c t l y . 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 scheme [www.depositprotection.com](http://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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