

JULIE PHILPOT

RESIDENTIAL

T: 01926 257540 | E: lettings@juliephilpot.co.uk | W: www.juliephilpot.co.uk



25 CRYFIELD HEIGHTS, GIBBET HILL, COVENTRY, CV4 7LA

£1,500 PCM PART FURNISHED, TO INCLUDE BILLS



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Stylish One-Bedroom Annexe for Rent – CV4 | Exceptional Location | All Bills Included
Situating on a peaceful private road just a five-minute walk from Warwick University, this beautifully presented one-bedroom annexe offers a rare opportunity to enjoy high-quality, self-contained living in one of CV4's most sought-after residential areas. Designed with comfort, privacy and convenience in mind, the annexe forms part of an exclusive home yet benefits from its own private entrance and dedicated parking space.

Inside, the property features a bright and spacious living room with views over the garden, providing a tranquil space to relax. The much larger-than-average kitchen and dining room is ideal for those who enjoy cooking or entertaining, offering ample storage and contemporary finishes. A fully tiled modern shower room and a well-proportioned double bedroom complete the internal layout. Additional highlights include underfloor heating throughout, use of the beautifully maintained garden, and the convenience of all bills included-covering utilities and broadband. This high-end annexe is perfect for a professional looking for a peaceful, private home within walking distance of the university and excellent local amenities.

PRIVATE FRONT ENTRANCE DOOR TO:

ENTRANCE HALL

With doors leading off to all principal rooms.

ELEGANT LIVING ROOM

15' 9" x 13' 5" (4.8m x 4.09m)

A lovely and bright room with double opening French doors with views over the rear garden. Furnishings include two sofas, television, display units and coffee table.

LARGE KITCHEN/DINING ROOM

25' 4" overall x 14' 8" min (7.72m x 4.47m)

The kitchen/dining room is a particular feature of this property being much larger than average and offering plenty of entertaining/dining space. The kitchen is fully equipped with integrated appliances including dishwasher, washing machine, fridge and separate freezer. There is an extensive range of cupboard and drawer units with matching wall cupboards and display cabinets. Inset four ring ceramic hob with extractor canopy over. Inset sink unit with mixer tap. Tall matching larder unit with integrated oven and grill.

To the dining area there is further storage space and a tumble dryer.

DOUBLE BEDROOM

18' 5" x 14' 5" plus wardrobes (5.61m x 4.39m)

A much larger than average bedroom fitted with a bespoke range of built in wardrobe cupboards with ample hanging, shelving and storage space. Furniture to include king sized bed, bedside table and storage/display units. French doors lead out to the rear garden and patio area.

MODERN SHOWER ROOM

Being fully tiled with built in shelves to provide plenty of storage and fitted with a modern suite comprising walk-in shower enclosure, vanity sink wash basin with storage cupboard beneath, low flush w/c and chrome heated towel rail.

OUTSIDE

GARDENS

The annexe is set in the gardens of the main house and the tenant will have shared use of the rear garden.

DESIGNATED PARKING SPACE

To the front of the property.





- Stylish one-bedroom annexe
- Private entrance and dedicated parking space
- Bright living room with garden views
- Much larger-than-average kitchen and dining area
- Fully tiled modern shower room
- Use of beautifully maintained garden
- Bills included (utilities & broadband)
- Offers high-end, private and self-contained living
- EPC Rating C

Tenant Fees

Holding Deposit One week's rent ($\pounds 1,500 \text{ pcm} \times 12 \text{ divided by } 52 = \pounds 346.15$)

Security Deposit Five weeks rent - ($\pounds 1730.75$)

A full list of our Landlord and Tenant Fees is available to download at
www.juliephilpot.co.uk



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.