



Chaytor Drive, Nuneaton, CV10 9ST

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** VIDEO TOUR AVAILABLE *** This modern three bedroom mid terrace home is offered for rent on an unfurnished basis. Situated on the sought after Shires Estate in the Stockingford area of Nuneaton this family home has a host local amenities close by. Having been newly redecorated the home offers comfortable and well planned accommodation with gas fired central heating, uPVC double glazing and parking to the front. Briefly comprising: through hall, guests cloakroom, lounge, dining room, kitchen with built in oven and hob, landing, three bedrooms, ensuite and family bathroom. Driveway and gardens. Sure to be in huge demand due to the location, and presentation this lovely offering is expected to fly out so call now on 02476 374949 to secure your viewing.





Key Features

- Mid mews family home
- Popular estate location
- Newly decorated / improved
- Modern kitchen & spacious lounge/diner
- Well planned accommodation
- Three bedrooms & two bathrooms
- Parking to the front
- EPC C & Council tax band C

PCM
£950 PCM

General information

To find broadband availability at the property - <https://checker.ofcom.org/en-gb/broadband-coverage>

To check flood risk information - <https://www.gov.uk/check-long-term-flood-risk>

To find local council information - <https://www.nuneatonandbedworth.gov.uk/>

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc. or services to this property, so cannot confirm they are in working order or fit for the purpose.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

HALLWAY

Sealed unit double glazed front door, radiator and central heating thermostat, smoke alarm, stairs to first floor, doors to lounge and kitchen, door to:

GUESTS CLOAKROOM

2'9" x 6'3"

Having white suite comprising low level w.c., wash hand basin in vanity unit with double cupboard below, tiled splash surrounds, radiator, obscure upvc double glazed window to front.

LOUNGE

9'8" x 16'0"

Having radiator, upvc double glazed window to front, feature fireplace with wooden surround incorporating a coal effect electric fire and arch to:

DINING ROOM

9'4" x 7'10"

With radiator, upvc double glazed double opening patio doors to rear garden.

KITCHEN

12'6" x 8'4"

Being part tiled to walls, inset one and a half bowl sink unit with fitted base unit, additional base units and drawers with contrasting work surfaces over, built in Whirlpool oven and four ring gas hob with extractor above, plumbing and space for washing machine, space for tall fridge freezer, fitted wall cupboards, built in under stairs store cupboard, wood effect flooring, central heating radiator, upvc double glazed window to rear.

FIRST FLOOR LANDING

With smoke alarm, built in storage cupboard, doors to bedrooms.

BEDROOM ONE

9'9" x 11'6"

Having central heating radiator, upvc double glazed window to front, wardrobe recess, door to:

EN SUITE SHOWER ROOM

4'6" x 6'7"

With white suite comprising fully tiled shower cubicle with built in shower fitment, wash hand basin in vanity unit, tiled splash backs, low level w.c., central heating radiator, extractor fan, shaver point, vinyl flooring.

BEDROOM TWO

9'9" x 14'2" max

With radiator, upvc double glazed window to rear.

BEDROOM THREE

9'4" x 6'4"

With radiator, upvc double glazed window to rear.

BATHROOM

6'3" x 7'4"

With white suite comprising bath with shower attachment, wash basin in vanity unit, tiled splash backs, low level w.c., radiator, obscure upvc double glazed window to front, shaver point, extractor fan, vinyl flooring.

OUTSIDE

To the front of the property is an allocated parking space, visitors parking available. Small lawned fore garden. The rear garden has patio and gate to rear of property, lawned with fenced boundaries.

Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Online Viewings

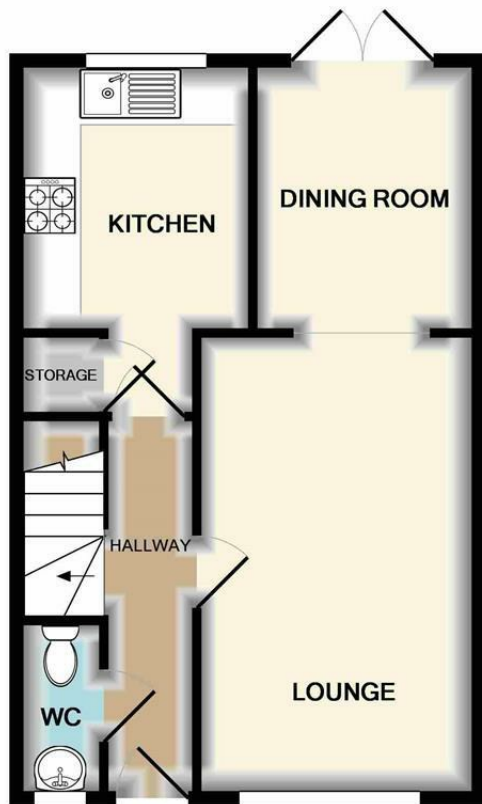
Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.



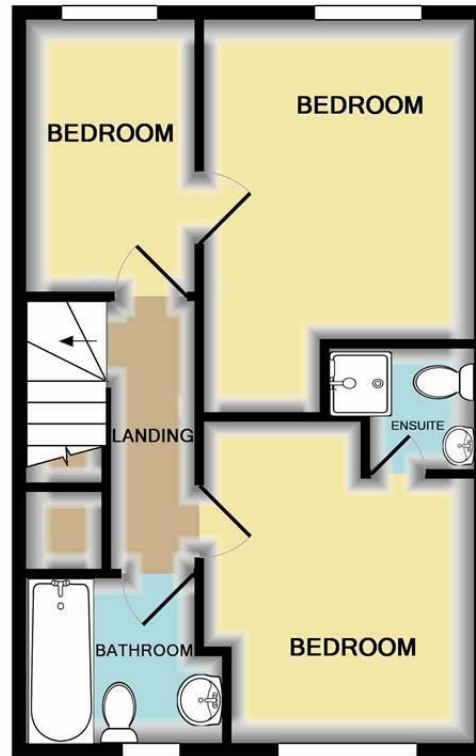




Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 37.8 SQ.M.
(407 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.8 SQ.M.
(407 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.7 SQ.M. (815 SQ.FT.)

Floor plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
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EPC Rating - C

Tenure -

Council Tax Band - C

Local Authority
Nuneaton and Bedworth Borough
Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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