



**ASSURED
RESIDENTIAL**

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**8 Yeomanry Walk
Coventry, CV3 1PN**

£1,400 Per Month

This modern detached house overlooks a grassed area to the front and is approached from the rear over a shared driveway off Yeomanry Walk. The house enjoys gas central heating, UPVC double glazing and solar panels. In brief, it comprises spacious hall, cloaks with wc/wb, a generously sized breakfast kitchen with oven and hob and patio doors overlooking the rear garden, THREE RECEPTION ROOMS, first floor landing, FOUR BEDROOMS, two with en suite shower rooms plus a family bathroom. Outside is an open fore garden and an enclosed rear garden. Available NOW on an UNFURNISHED basis for a TERM OF SIX MONTHS



ENTRANCE HALL

16'11" long (5.16 long)

Double glazed front entrance door, laminate floor and staircase to first floor.

CLOAK ROOM



WC, washbasin and single panel radiator.

LOUNGE

13'6" x 14'9" (4.13 x 4.50)



2 single panel radiators and double glazed double casement doors to the rear garden.

DINING ROOM

10'6" x 9'6" (3.22 x 2.92)



Double panel radiator, laminate floor and double glazed window.

STUDY

6'5" + door recess x 9'6" (1.98 + door recess x 2.91)



Single panel radiator, laminate floor and double glazed window.

SPACIOUS BREAKFAST KITCHEN

12'7" x 15'8" (3.85 x 4.79)

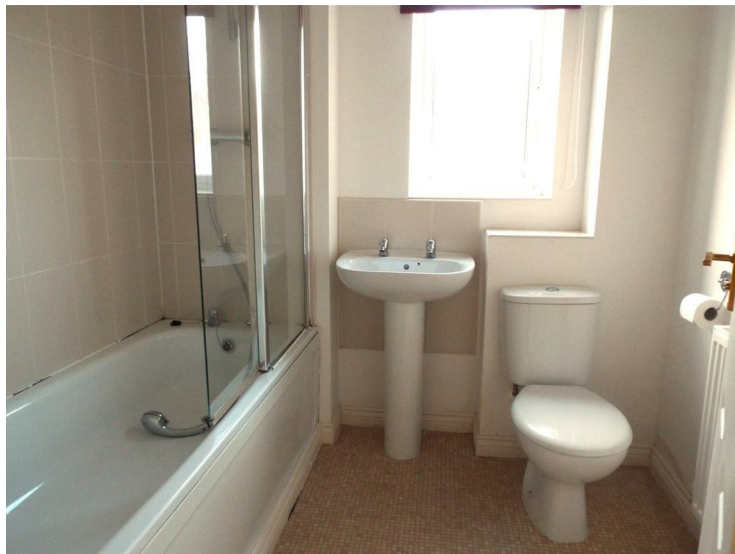


Roll edge working surface, base and wall cupboard units. Mosaic tiled splash back to the working area. Nest of drawers. Built in oven and hob. Stainless steel single drainer sink unit. Cupboard housing gas boiler, spaces for appliances and double glazed casement doors to the rear.

FIRST FLOOR LANDING

Single panel radiator. Airing cupboard.

FAMILY BATHROOM



BEDROOM ONE

10'9" x 13'11" (3.29 x 4.26)



Single panel radiator and double glazed window.

EN SUITE (B1)



BEDROOM TWO

10'1" + door recess x 11'5" (3.09 + door recess x 3.48)



Single panel radiator and double glazed window.

EN SUITE (B2)



BEDROOM THREE

9'4" x 9'10" (2.85 x 3.02)



Single panel radiator and double glazed window.

BEDROOM FOUR

9'9" x 8'10" (2.98 x 2.71)



Single panel radiator and double glazed window.

OUTSIDE

DETACHED BRICK BUILT GARAGE



With pitched roof. Approached over a shared drive directly off Yeomanry Walk.

GARDENS



Shallow fore garden behind decorative railings and pleasantly sized enclosed by fencing rear garden with pedestrian gate to garage and shared driveway.

COUNCIL TAX

Band E.


DEPOSIT

A Security Deposit of £1615 in addition to the first month's rent will be payable prior to the start of the tenancy.





Energy Efficiency Rating

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

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