



**ASSURED
RESIDENTIAL**

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**Caretaker's House Corpus Christi, Langbank Avenue
Coventry, CV3 2QP**

£1,150 Per Month

An individual detached house set within the grounds of the Corpus Christi Catholic Primary School and Church on the Ernesford Grange Estate to the East of Coventry. The house has its own private gardens and the accommodation comprises entrance hall, kitchen, breakfast room/study and through living room on the ground floor with THREE bedrooms, bathroom and separate WC on the first floor. There is a gated driveway with hardstanding for a minimum of two cars. The property has been redecorated, has newly fitted carpet, gas fired central heating and double glazing throughout. Offered on an UNFURNISHED basis and available NOW.



The property is set back from the main road on a private driveway and is approached through the gated front garden.

Entrance Hall

Having a uPVC entrance door, newly fitted carpet and a central heating radiator.

Kitchen

13'2" x 9'10" (4.03 x 3.00)



Fitted with a good range of modern light oak kitchen units, an inset single drainer sink and a new freestanding Beko gas cooker incorporating hob and double oven. Under stairs storage cupboard. uPVC double glazed window overlooking the garden to the rear and double panel central heating radiator. Tiled floor.

Breakfast Room/Study Off

6'7" x 6'11" (2.03 x 2.11)



Laminate flooring. uPVC double glazed window to the front and door to the side. Single panel radiator with TRV.

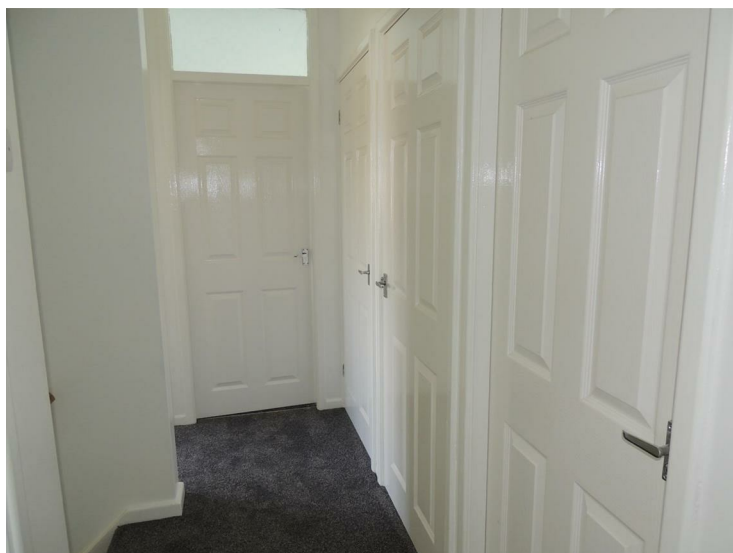
Through Living Room

9'6" to chimney breast x 17'11" (2.90 to chimney breast x 5.47)



Newly fitted carpet. uPVC double glazed window to the front, French doors to the rear garden, and double panel central heating radiator with TRV.

Landing



Built in store cupboard and airing cupboard housing Vaillant combi-boiler.

Bedroom One (Front)

10'7" x 9'8" (3.24 x 2.95)



Newly fitted carpet. uPVC double glazed window to the front and single panel central heating radiator with TRV. Built in storage cupboard.

Bedroom Three (Side)

10'0" x 11'4" (3.06 x 3.47)



Newly fitted carpet. uPVC double glazed window to the side and single panel central heating radiator with TRV. Built in single wardrobe.

Bedroom Two (Rear)

7'8" x 7'11" (2.34 x 2.43)



Newly fitted carpet. uPVC double glazed window to the rear and single panel central heating radiator with TRV.

Bathroom

5'0" x 6'2" (1.54 x 1.89)



Having a white bath with Triton electric shower over and matching pedestal basin, fully tiled walls in white with vinyl flooring. Double panel central heating radiator.

Separate WC

4'10" x 2'6" (1.49 x 0.78)

Having a white close coupled toilet, fully tiled walls in white with vinyl flooring. Single panel central heating radiator.

Gardens



Having lawns to the side and rear and high privacy hedges all around

Vehicle Access/Parking



Having a gated driveway to the side leading to further hardstanding within the garden area

General Information

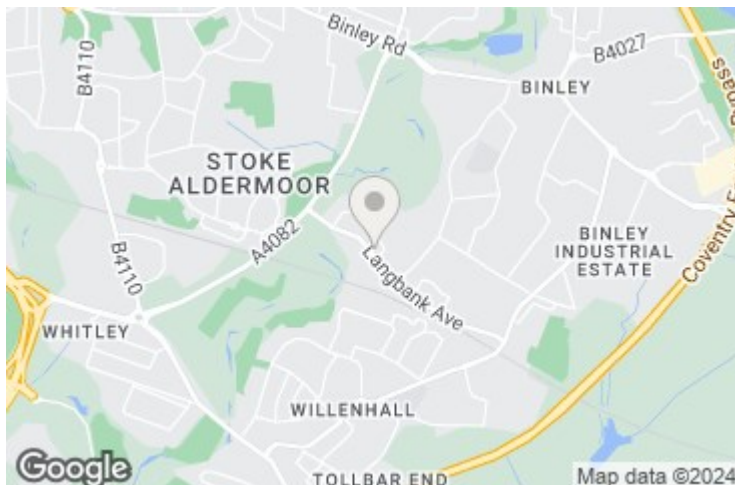
The property is set within the Estate of the Corpus Christi church and Primary school so prospective tenants should be aware that there may be busy times with people coming and going to use the facilities particularly at the start and end of the school day. There are sports courts to the rear of the property which are used at all times of the day including evenings and weekends. There is also a train line to the rear.

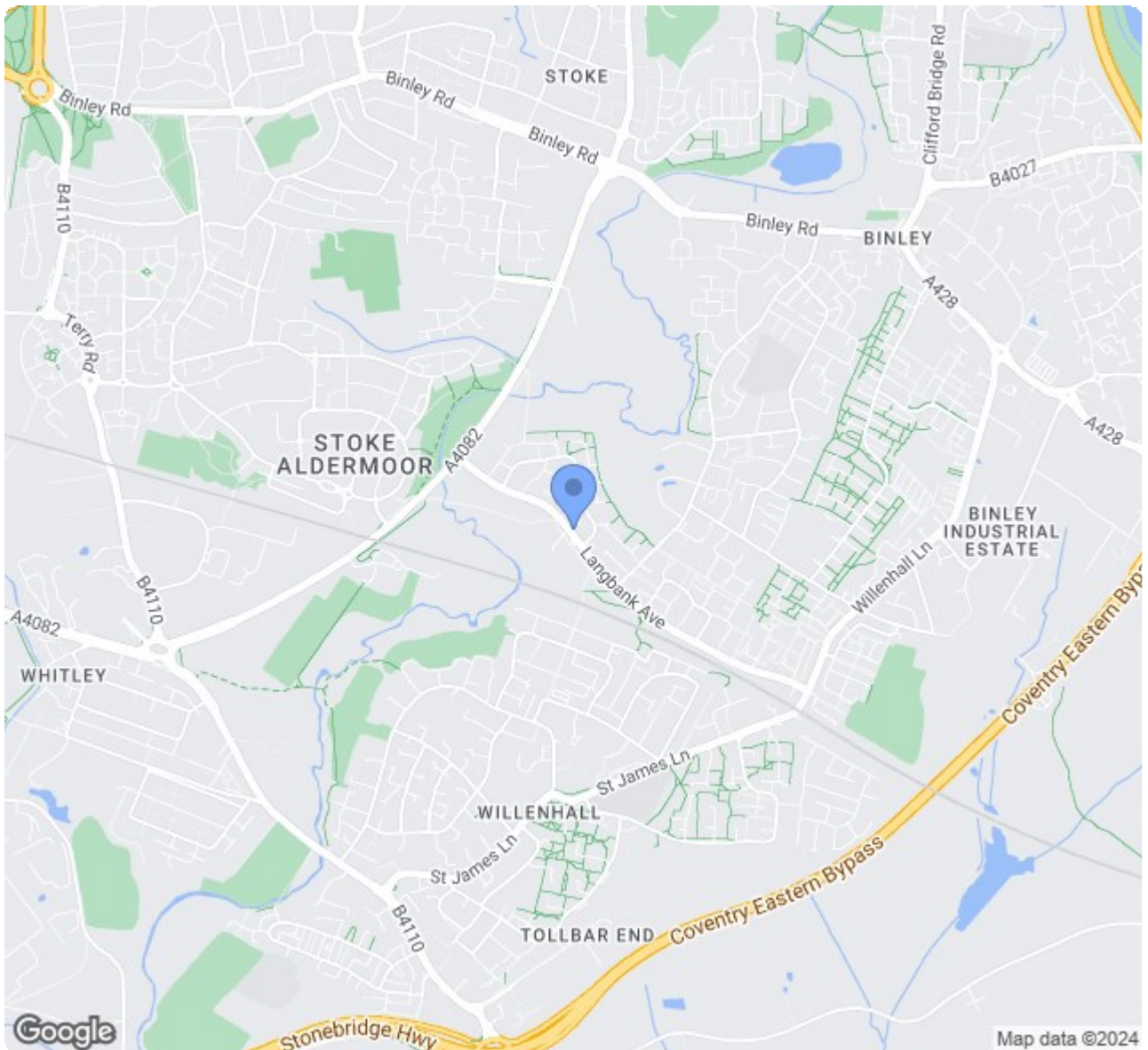
Deposit

A security deposit of £1325.00 in addition to the first month's rent will be payable prior to the start of the tenancy.

Council Tax

Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.