

Telephone: 01926 492511

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GODFREY-PAYTON
CHARTERED SURVEYORS

**AVAILABLE TO LET UNFURNISHED FOR AN INITIAL PERIOD
OF 12 MONTHS ON AN ASSURED SHORTHOLD TENANCY**

75 LODGE ROAD, KNOWLE, SOLHULL, B93 0HG



**A TWO BEDROOM SEMI-DETACHED COTTAGE
IN A POPULAR RESIDENTIAL LOCATION**

RENT: £1,100 PER CALENDAR MONTH

www.godfrey-payton.co.uk

25 High Street, Warwick CV34 4BB

rightmove 



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A two bedroom semi-detached cottage in an established residential area with car parking and good sized rear garden.

The property is within walking distance of local shops and facilities. The accommodation briefly comprises.

GROUND FLOOR:

ENTRANCE HALL

LIVING ROOM

(3.35m x 3.33m) with fireplace and bay window, door to

DINING ROOM

(3.8m x 3.44m) with fireplace having timber surround and electric fire, built-in cupboards to side

KITCHEN

(2.61m x 2.24m) with stainless steel sink unit, three base cupboards and four drawers, two wall mounted cupboards, wall mounted gas-fired central heating boiler, under stairs storage cupboard, washing machine

FIRST FLOOR:

LANDING

BEDROOM ONE

(4.43m x 3.3m)

BEDROOM TWO

(3.84m x 2.63m) built in wardrobe with sliding door

BATHROOM

(3.0m x 2.3m) with panelled bath having shower over, WC and wash hand basin with laminate flooring and chrome towel rail

EXTERNALLY:

There is a car parking space to the front of the property with side pedestrian access leading to the enclosed rear garden with concrete paved patio area.

GENERAL REMARKS & STIPULATIONS

SERVICES

All mains services are connected. Gas-fired central heating.

COUNCIL TAX

We understand that the property is in Band **D** for Council Tax purposes.

DEPOSITS

A Holding Deposit of **one week's** rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, **five weeks' rent** in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.

The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - **£50**

Payment of interest for any late payment of rent at a rate of **3%**

Loss of keys/security devices - **£75**

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

RESPONSIBILITIES

TENANT: Internal decorations and minor repairs, garden maintenance, lighting, heating, water and telephone.

LANDLORD: Repair of main structure and external painting, insurance of the building (but **NOT** the contents).

REGULATED BY RICS.

APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained.

VIEWING

By arrangement with the Agents.

GODFREY-PAYTON

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EPC RATING - E