



EDWARD KNIGHT
ESTATE AGENTS

TYTHBARN LEYS, COTON PARK, RUGBY, CV23 0GY

£1,400 PCM – FEES APPLY





A modern three storey, three bedroom semi-detached house situated in a quiet road in the popular residential development of Coton Park, which offers easy access to motorways, Rugby railway station and retail parks. The accommodation briefly comprises: entrance hall, lounge, kitchen/dining room, ground floor w.c. two first floor double bedrooms, a family bathroom and the main second floor bedroom with built-in wardrobes and en-suite shower. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, a single garage and a low maintenance rear garden. Available soon. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Single panel radiator. Electric consumer unit. Telephone socket. Smoke alarm. Thermostat for the central heating. Stairs rising to the first floor. Door to:

LOUNGE

15' 11" min x 12' 1" max (4.85m x 3.68m)
uPVC double glazed square bay window to the front aspect. Double panel and single panel radiators with thermostat controls. Wood effect laminate floor. Satellite connection points. Decorative fireplace. Smoke alarm. Door to:



DINING ROOM

9' 9" x 8' 1" (2.97m x 2.46m)
uPVC double glazed patio doors to the rear garden. Double panel radiator with thermostat control. Tiled floor. Door to the ground floor cloakroom. Archway to:

KITCHEN

9' 9" x 7' 1" (2.97m x 2.16m)
A range of eye and base level units surmounted by wood effect, roll-edge worksurfaces. Inset stainless steel sink, built in single electric oven, four ring gas hob and

chimney extractor hood. Space and plumbing for a washing machine, dishwasher and fridge freezer. Concealed Ideal central heating boiler. Wall mounted timer controls for the central heating and hot water. Tiled floor. uPVC double glazed window to the rear aspect.

GROUND FLOOR W.C

White suite comprising: pedestal wash hand basin and low level close coupled toilet. Tiled splashback. Tiled floor. Wall mounted extractor fan. Single panel radiator with thermostat control.

FIRST FLOOR STAIRS & LANDING

Obscure uPVC double glazed window to the side aspect. Single panel radiator with thermostat control. Smoke alarm. Built-in airing cupboard housing a high-pressure hot water cylinder with slatted shelf over. Door to the second floor stairwell. Doors to all further first floor accommodation.

BEDROOM TWO

15' 7" x 8' 6" (4.75m x 2.59m)

Two uPVC double glazed windows to the rear aspect. Two single panel radiators with thermostat controls. Double door fitted wardrobe.

BEDROOM THREE

10' 2" x 8' 8" (3.1m x 2.64m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.

FAMILY BATHROOM

7' 4" max x 6' 8" (2.24m x 2.03m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Tiled floor. Ceiling mounted extractor fan. Double panel radiator with thermostat control.



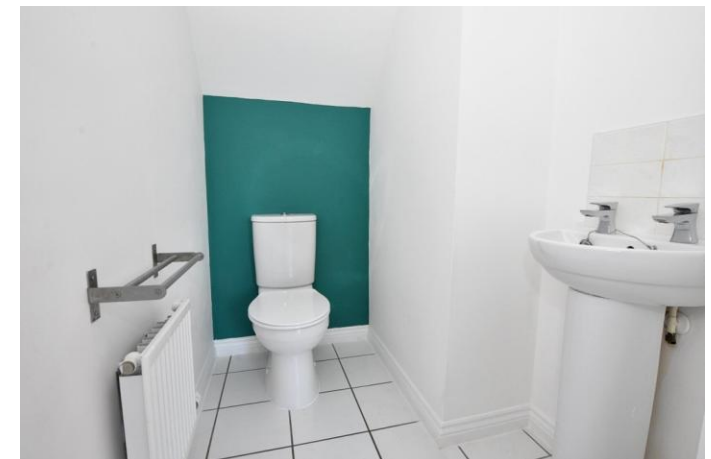
SECOND FLOOR STAIRWELL

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Ceiling mounted smoke alarm. Stairs rising to:

BEDROOM ONE

15' 6" max x 12' 4" (4.72m x 3.76m)

uPVC double glazed windows to the front and side aspects. Double panel radiator with thermostat control. Ceiling mounted smoke alarm. Fitted wardrobes. Door to:







EN-SUITE

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Tiled floor. Electric shaver socket. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Double glazed skylight window.

FRONTAGE

Tarmac driveway providing off-road parking space for two vehicles and direct access to the garage. Slab path leading to the front door with courtesy light. Gravel fore garden. Slab path leading down the side of the property to a lockable timber gate.

SINGLE GARAGE

Up and over door to the front. Power and light connected. Open overhead storage space.

REAR GARDEN

Lockable timber gate to the side of the property leading to a slab path which continues to a patio area across the rear. Wall mounted, courtesy light and cold water tap. Extensive decked area leading down the left-hand side of the garden and across the rear and a further laid to lawn area. The garden is enclosed by timber fencing and brick walls to all sides.

COUNCIL TAX

Band D

FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utility Supplies: including payment for communication services (broadband etc) and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).



