



EDWARD KNIGHT
ESTATE AGENTS

COUNTRY INN MEWS, LONG LAWFORD, RUGBY, CV23 9AN

£950 PCM – FEES APPLY





A fantastic opportunity to rent a modern two bedroom mews property with garage in a quiet cul-de-sac location in the popular village of Long Lawford, which is well served by a range of local amenities and offers easy access to major road networks. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen with appliances, two bedrooms and bathroom. The property further benefits from gas fired central heating, uPVC double glazing, westerly facing rear garden and single garage with parking space. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a panel effect entrance door with an obscure double glazed insert. Tiled floor. Single panel radiator with thermostat control. Recessed ceiling spotlights. Smoke alarm. Built-in understairs storage cupboard. Thermostat for the central heating. Opening through to the kitchen. Door to:

GROUND FLOOR CLOAKROOM

Low level close coupled toilet and a corner wall mounted wash hand basin with a mixer tap. Continued tiled floor. Recessed ceiling spotlights. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the front aspect.



KITCHEN

9' 6" x 6' 2" (2.90m x 1.88m)

A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with a mixer tap over. Tiling to splash back areas. Built-in stainless steel single electric oven, five ring gas hob and chimney extractor hood. Integrated freezer. Fridge and washing machine. Concealed combination central heating boiler. Recessed ceiling spotlights. Tiled floor. Heated towel rail radiator. uPVC double glazed window to the front aspect.

LOUNGE

16' 6" max x 13' 6" (5.03m x 4.11m)

uPVC double glazed window to the rear aspect. uPVC double glazed door to the rear garden. Double panel radiator with thermostat control. Wood effect laminate floor. Recessed ceiling spotlights. Conglomerate marble effect fireplace. TV and satellite point. Two telephone points. Stairs rising to the first floor. Breakfast bar with opening through to the kitchen.

STAIRS & LANDING

Loft hatch. Recessed ceiling spotlights. Smoke alarm. Doors to all further first floor accommodation.

BEDROOM ONE

14' 1" x 11' 2" max (4.29m x 3.40m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Two double door built-in wardrobes. Recessed ceiling spotlights. TV aerial point.

BEDROOM TWO

12' 3" x 6' 4" (3.73m x 1.93m)

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

BATHROOM

6' 7" x 6' 8" (2.01m x 2.03m)

White suite comprising: low level toilet with a concealed cistern, inset wash hand basin with mixer tap and a P-shaped bath with shower over. Tiling to splash back areas. Tiled floor. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

FRONTAGE

Block paved path leading to the front door which has a pitched storm porch. Gravelled border areas.



Carriage style courtesy light.

REAR GARDEN

Slabbed patio area across the rear of the property, this continues as a path to a gate to the rear of the garden. Laid to lawn area. Herbaceous borders. Enclosed by timber fencing to all sides.

GARAGE & PARKING

A single garage en-block with up and over door to the front. Power and light connected. Open overhead storage space. One parking space in front of the garage.





COUNCIL TAX

Band B

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).

Energy Efficiency Rating

