



EDWARD KNIGHT
ESTATE AGENTS

BAKER STREET, RUGBY, CV21 1HZ

£1,250.00 PCM – FEES APPLY





A modern three bedroom semi-detached house conveniently located just off Technology Drive, with Rugby railway station, town centre, retail parks & a supermarket within walking distance. The well presented accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms, an en-suite shower room and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, a westerly facing rear garden and two off-road parking spaces. Available early June. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert and obscure double glazed panel over. Obscure. uPVC double glazed window to the side aspect. Double panel radiator. Wood effect flooring. Ceiling mounted smoke alarm. Built in under stairs storage cupboard. Electric consumer unit. Wall mounted timer thermostat for the central heating. Doors to the kitchen and lounge. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin and low-level close coupled toilet. Tiled splashback area. Ceiling mounted extractor fan. Wood effect flooring. Single panel radiator with thermostat control.

LOUNGE/DINING ROOM

15' 4" x 10' 6" (4.67m x 3.2m)
uPVC obscure double glazed window to the side aspect. uPVC double glazed patio doors to the rear garden. Double panel radiator with thermostat control. Satellite connection. Wood effect flooring.

KITCHEN

11' 0" x 10' 0" max (3.35m x 3.05m)
A range of white gloss eye and base level units surmounted by contrasting black granite worktops. Inset sink and drainer with mixer tap over. Built in



stainless steel single electric oven, four ring gas hob and chimney extractor hood. Space and plumbing for a washing machine and dishwasher. Space for a full height fridge freezer. Concealed central heating boiler. Recessed ceiling spotlights. Tile effect flooring. Single panel radiator with thermostat control. uPVC double glazed window to the front aspect.

STAIRS & LANDING

Obscure uPVC double glazed window to the side aspect. Single panel radiator with thermostat control. Smoke alarm. Loft hatch. Doors to all further first floor accommodation.

BEDROOM ONE

9' 4" x 8' 1" (2.84m x 2.46m)

uPVC double glazed window to the front aspect. Single panel radiator. Wall mounted timer thermostat for the first floor heating. Built-in sliding mirrored door fronted double wardrobe. Door to:

EN-SUITE SHOWER ROOM

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and fully tiled shower enclosure with electric shower. Tiling to splashback areas. Wood effect flooring. Recessed ceiling spotlights. Ceiling mounted extractor fan. Wall mounted heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

BEDROOM TWO

10' 3" x 8' 9" (3.12m x 2.67m)

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

BEDROOM THREE

10' 7" x 6' 2" (3.23m x 1.88m)

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



BATHROOM

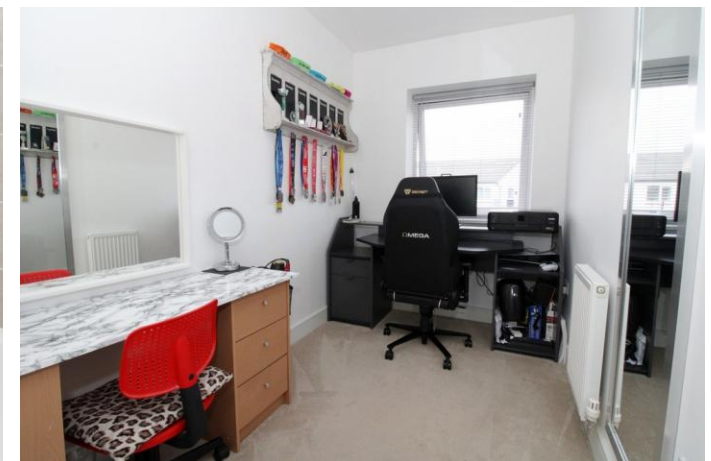
6' 5" x 6' 0" (1.96m x 1.83m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Wood effect flooring. Electric shaver socket. Recessed ceiling spotlights. Ceiling mounted extractor fan. Heated towel rail radiator.

FRONT GARDEN

Slab path leading to the front door with storm porch and courtesy light. Wood mulch borders either side with low shrubs. Retained by iron railings.







REAR GARDEN

Slab patio adjoining the rear of the property with cold water tap, power outlet and timber shed. Slab path continues to the rear of the garden where there is a timber gate leading to the parking area.

The remainder is laid to lawn with planting borders to the perimeter and enclosed by brick walls and timber fencing to all sides.

PARKING

Two parking spaces located behind the garden with adjoining lawned area.

COUNCIL TAX

Band C

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	