



EDWARD KNIGHT
ESTATE AGENTS

MOSEDALE, BROWNSOVER, RUGBY, CV21 1SE

£750 PCM – FEES APPLY





A two bedroom mid terrace property situated in a quiet cul-de-sac in the popular residential area of Brownsover, which has a range of amenities within walking distance and offers easy access to major road networks. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, two bedrooms (one double, one single) and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking and an enclosed rear garden. Available late May. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a UPVC panel effect door with obscure double glazed inserts. Vinyl floor. Single panel radiator. Wall mounted electric consumer unit. Door to the lounge. Door to:

KITCHEN

8' 5" x 8' (2.57m x 2.44m)

With a range of eye and base level units surmounted by coordinating roll-edge worksurfaces. Inset sink and drainer with mixer tap over. Tiling to splashback areas. Space for an electric cooker, washing machine and undercounter fridge. Vinyl floor. Wall mounted gas fired combination central heating boiler. UPVC double glazed window to the front aspect.

LOUNGE/DINER

15' 4" x 12' 1" (4.67m x 3.68m)

uPVC double glazed window and door to the rear aspect. Two single panel radiator with thermostat controls. TV and cable connections. Stairs rising to the first floor.

BEDROOM ONE

12' 1" x 10' 0" to wardrobes (3.68m x 3.05m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in wardrobes. Built-in over stairs storage cupboard.



BEDROOM TWO

11' 8" x 5' 6" (3.56m x 1.68m)

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

BATHROOM

8' 6" x 6' 1" max (2.59m x 1.85m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with electric shower over. Tiling to splashback areas. Vinyl floor. Built-in storage cupboard. Wall mounted single panel radiator. Obscure UPVC double glazed window to the front aspect.

FRONT

Tarmac driveway. Lawned fore garden. Open porch.

REAR GARDEN

Slab patio adjoining the rear of the property retained by a low brick wall to the front. The remainder is laid to lawn with shrub border down the left hand side and one mature tree. Timber shed. Gate leading to a rear pedestrian access. Enclosed by timber fencing to all sides.

COUNCIL TAX

Band A





FEES

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.

Utilities: including communication services and 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		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(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 