



EDWARD KNIGHT
ESTATE AGENTS

WORDSWORTH ROAD, RUGBY, WARWICKSHIRE, CV22 6HY

£1,100 PCM – FEES APPLY





A mature two bedroom detached bungalow situated in a quiet road in the highly sought after residential area of Shakespeare Gardens, which is within the catchment of reputable schooling for all ages. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, two double bedrooms and a shower room. The property further benefits from gas fired central heating, double glazing, ample off-road parking, car-port, single garage and a lovely rear garden with gardener included. Available late June. Unfurnished. Energy rating TBC.

ENTRANCE PORCH

Enter via a UPVC obscure double glazed door. Obscure glazed casement door to:

ENTRANCE HALL

Exposed wood floor. Single panel radiator. Cable telephone point. Loft hatch. Built-in storage cupboard. Doors to all further accommodation

LOUNGE/DINING ROOM

15' 2" x 12' 0" (4.62m x 3.66m)

UPVC double glazed patio doors to the rear garden. UPVC double glazed window to the side aspect. Single panel radiator. TV aerial point.



KITCHEN

14' 2" x 9' 4" (4.32m x 2.84m)

A refitted range of eye and base level units surmounted by wood effect roll-edge work surfaces. Inset stainless steel sink and drainer with mixer tap over. Double gas cooker with an integrated four ring gas hob. Space and plumbing for a washing machine, dishwasher and fridge freezer. Vinyl floor. Gas central heating boiler. Built-in pantry cupboard. Single panel radiator. UPVC double glazed window to the rear aspect. UPVC obscure double glazed door to the driveway.

BEDROOM ONE

13' 4" x 12' 0" (4.06m x 3.66m)

Two UPVC double glazed windows to the front aspect.
Single panel radiator.

BEDROOM TWO

12' 4" x 8' 9" (3.76m x 2.67m)

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

SHOWER ROOM

8' 1" x 6' 4" (2.46m x 1.93m)

White suite comprising: low-level toilet, pedestal wash hand basin and fully tiled corner shower with thermostatic shower unit. Tiling to splashback areas. Tile effect vinyl floor. Built-in airing cupboard. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the side aspect.

FRONT GARDEN

Concrete driveway leading down the side of property to the single garage and carport. Lawned fore garden retained by brick walls with a variety of shrubs and bushes. Concrete path leading to the front door.

SINGLE GARAGE

Up and over door to the front. Power and light connected.

REAR GARDEN

Patio area across the rear of the property with steps rising to the main garden which is laid to lawn with well stocked herbaceous borders and mature trees. A gardener is included in the rent for the maintenance of the gardens.

COUNCIL TAX

Band C



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).

