



EDWARD KNIGHT
ESTATE AGENTS

COTON ROAD, HILLMORTON, RUGBY, CV21 4LW

£950 PCM – FEES APPLY





A well presented two bedroom end of terrace house located in the highly sought after residential area of Hillmorton, which is well served by a wide range of local amenities, reputable schools & offers easy access to motorways. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, two well proportioned double bedrooms & a bathroom. The property further benefits from gas fired central heating, uPVC double glazing & an enclosed rear garden with brick store. Available early July. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a part obscure double glazed uPVC door. Single panel radiator. Stairs rising to the first floor. Opening to:

LOUNGE

12' 5" x 10' 9" min (3.78m x 3.28m)
uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Satellite and telephone connection. Door to:

DINING ROOM

9' 9" x 8' 4" (2.97m x 2.54m)
uPVC double glazed window to the rear aspect. Double panel radiator. Built-in under stairs storage cupboard.

KITCHEN

9' 9" x 6' 5" (2.97m x 1.96m)
A refitted range of eye and base level units surmounted by contrasting worktops. Stainless steel 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 fridge freezer. Wall mounted gas fired central heating boiler. Vinyl floor. uPVC double glazed window to the rear aspect. Part obscure double glazed uPVC door to the rear garden.



STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft hatch. Built-in airing cupboard housing the hot water cylinder. Doors to:

BEDROOM ONE

12' 0" min x 9' 9" (3.66m x 2.97m)
uPVC double glazed window to the front aspect. Single panel radiator. Freestanding wardrobe. Built-in over stairs storage cupboard.

BEDROOM TWO

12' 5" max x 9' 0" (3.78m x 2.74m)
uPVC double glazed window to the rear aspect. Single panel radiator. Freestanding wardrobes.

BATHROOM

5' 9" x 5' 6" (1.75m x 1.68m)
Refitted white suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with electric shower over. Fully tiled walls. Tile effect vinyl flooring. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE

Shared slab steps rise past a lawned fore garden to a path leading to the front door.

REAR GARDEN

Access down the side of the property via timber gates. Patio area adjoining the property with cold water tap. Brick-built store. Steps rising to a laid lawn area and enclosed by timber fencing to all sides.

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	85	
(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 