



EDWARD KNIGHT
ESTATE AGENTS

BOUGHTON ROAD, RUGBY, CV21 1BH

£1,300 PCM – FEES APPLY





A good size, extended four bedroom semi-detached house located within walking distance of Rugby railway station, with major roads, retail parks and amenities also available close-by. The accommodation briefly comprises: entrance hall, lounge/dining room, "L" shaped kitchen, ground floor shower room, four well proportioned bedrooms, en-suite bathroom and family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, ample off-road parking, single integral garage and a rear garden with patio and lawn. Available late June. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a uPVC panel effect door with obscure double glazed inserts and obscure double glazed panels either side. Double panel radiator with thermostat control. Wood effect laminate floor. Telephone socket. Stairs rising to the first floor. Smoke alarm. Under stairs storage cupboard. Doors to the kitchen and:

LOUNGE/DINING ROOM

LIVING AREA

12' 4" x 11' 9" (3.76m x 3.58m)
 uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Virgin TV connection. Coving. Tiled fireplace. Opening through to:

DINING AREA

8' 9" x 8' 9" (2.67m x 2.67m)
 uPVC double glazed window to the rear aspect. Coving. Two alcove storage cupboards. Doorway to:

"L" SHAPED KITCHEN/BREAKFAST ROOM

17' 2" max x 16' 9" max (5.23m x 5.11m)
 A comprehensive range of eye and base level units surmounted by contrasting roll-edge work surfaces.



Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated fridge, freezer and dishwasher. Space and plumbing for a washing machine. Breakfast bar. Tiled floor. Under stairs storage cupboard. Double panel radiator with thermostat control. Wall mounted timer controls and thermostat for the central heating. UPVC double glazed window to the rear aspect. Part obscure double glazed UPVC door to the rear garden. Door to:

LOBBY

Single panel radiator with thermostat control. Tiled floor. Part obscure double glazed uPVC door to the side. Integral door to the garage. Door to:

GROUND FLOOR SHOWER ROOM

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and fully tiled shower enclosure with electric shower. Tiled floor. Ceiling mounted extractor fan. Chrome heated towel rail radiator.

STAIRS & LANDING

Hatch to boarded loft space. Smoke alarm. Built-in over stairs storage cupboard. Doors to all further first floor accommodation.

BEDROOM ONE

15' 4" x 7' 9" (4.67m x 2.36m)

uPVC double glazed window to the front aspect.

Double panel radiator with thermostat control. Satellite connection. Loft hatch. Door to:

EN-SUITE BATHROOM

7' 9" x 5' 8" (2.36m x 1.73m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with mixer tap and electric shower over. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan.



Chrome heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

BEDROOM TWO

10' 7" x 10' 7" (3.23m x 3.23m)

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

BEDROOM THREE

10' 7" x 10' 2" (3.23m x 3.1m)

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







BEDROOM FOUR

7' 7" max x 6' 6" (2.31m x 1.98m)

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

FAMILY BATHROOM

6' 2" x 5' 5" (1.88m x 1.65m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with separate taps and electric shower over. Tiling to splashback areas. Wall mounted electric fan heater. Laminate floor. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE

Block paved frontage providing ample off-road parking space and direct access to the garage. Open porch. Access down the side of the property to the rear garden via a lockable timber gate.

INTEGRAL GARAGE

Up and over door to the front. Power and light connected. Electric consumer unit and utility meters. Wall mounted Potterton combination boiler. Integral door to the lobby.

REAR GARDEN

Slab patio across the rear of the property leading down the side of the property to the gate. Cold water tap and outside security light.

Retaining brick wall across the front with trellising across the top and a timber gate leading to the remainder of the garden which is laid to lawn with slab path around the edge and timber edged borders to all sides. Timber gate to the rear. Enclosed by timber fencing to all sides.



COUNCIL TAX

Band B

FEES

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.

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).

