



EDWARD KNIGHT
ESTATE AGENTS

JASMINE WAY, BILTON, RUGBY, CV22 7UR

£1,250 PCM – FEES APPLY





A modern three bedroom end of mews property located in the sought after suburb of Bilton, which is well served by a wide range of local amenities, reputable schools & offers easy access to the A45/M45. The accommodation briefly comprises: entrance hall, lounge, kitchen/dining room with integrated appliances, three bedrooms, en-suite shower room & a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces & a good size low maintenance rear garden. Available mid July on an initial 6 month tenancy. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Single panel radiator with thermostat control. Wood effect flooring. Smoke alarm. Telephone socket. Thermostat for the central heating. Stairs rising to the first floor. Door to the lounge. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin with mixer tap and tiled splashback and low level close coupled toilet. Wood effect flooring. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the front aspect.

LOUNGE

16' 3" x 12' 7" max (4.95m x 3.84m)
uPVC double glazed window to the front aspect. Two Single panel radiators with thermostat controls. TV and satellite connection points. Wood effect flooring. Door to:

KITCHEN/DINING ROOM

16' 6" x 8' 6" (5.03m x 2.59m)
A range of eye and base level units surmounted by contrasting wood effect work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-



in double electric oven, black ceramic hob and chimney extractor hood. Integrated fridge freezer, washing machine and dishwasher. Recessed ceiling spotlights. Built-in under stairs storage cupboard. Double panel radiator with thermostat control. uPVC double glazed window to the rear aspect. uPVC double glazed patio doors to the rear garden.

STAIRS & LANDING

Smoke alarm. Doors to all further first floor accommodation.

BEDROOM ONE

10' 6" x 9' 5" (3.2m x 2.87m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in double sliding mirrored door fronted wardrobe. TV connection point. Built-in over stairs storage cupboard housing a Worcester combination central heating boiler. Door to:

ENSUITE

White suite comprising: pedestal wash hand basin with mixer tap, low level close coupled toilet and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Vinyl floor. Electric shaver socket. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

BEDROOM TWO

9' 8" min x 8' 2" (2.95m x 2.49m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. TV connection point. Built-in double sliding mirrored door fronted wardrobe.



BEDROOM THREE

8' 7" x 7' 6" (2.62m x 2.29m)

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

BATHROOM

8' 2" x 4' 8" (2.49m x 1.42m)

White suite comprising: pedestal wash hand basin with mixer tap, low level close coupled toilet and panelled bath with mixer tap and shower attachment. Fully tiled walls. Vinyl floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome heated towel rail







radiator. Obscure uPVC double glazed window to the side aspect.

FRONTAGE

Block paved path to the front door with storm porch and courtesy light. Cracked slate areas either side. Path leading down the side of the property with a timber gate to the rear garden.

PARKING

Directly opposite the property are two allocated off-road parking spaces.

REAR GARDEN

Slab patio adjoining the rear of the property with path leading to a timber gate. Cold water tap. Cracked slate area. The majority of the garden is to artificial grass with a good sized decked seating area and timber shed at the rear. Enclosed by timber fencing and brick walls to all sides.

COUNCIL TAX

Band D

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+) A		96
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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