



EDWARD KNIGHT
ESTATE AGENTS

SANDPIPER CLOSE, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0WP

£1,600 PCM – FEES APPLY





A well presented modern four bedroom detached property located in a quiet cul-de-sac in the popular residential development of Coton Park, which is ideally located a short distance from the M6 motorway and Rugby railway station. The good size accommodation briefly comprises: entrance hall, cloakroom, lounge, conservatory, dining room, kitchen/breakfast room, master bedroom with en-suite shower, three further bedrooms and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces, single garage and a private rear garden. Available early August. Unfurnished. Energy rating TBC.

Entrance Hall

Enter via a composite panel effect door. Double panel radiator. Alarm control panel. Wood effect laminate floor. Smoke alarm. Coving. Thermostat. Understairs storage cupboard. Double opening casement doors to the lounge. Doors to the dining room and kitchen. Door to:

Cloakroom

Pedestal wash hand basin and low level toilet. Tiling to half height. Tile effect vinyl floor. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.



Lounge

21' 7" x 10' 3" (6.58m x 3.12m)
uPVC double glazed window to the front aspect. Double and single panel radiators. Conglomerate fireplace with inset living flame gas fire. TV and telephone points. Coving. Wall mounted lights. uPVC double glazed doors to:

Conservatory

10' 1" x 8' 6" (3.07m x 2.59m)
Being of dwarf wall and uPVC double glazed construction with double opening doors to the garden.

Electric panel heater. Tiled floor. Power and light connected.

Dining Room

10' 3" x 8' 8" (3.12m x 2.64m)

uPVC double glazed window to the front aspect.

Single panel radiator. Wood effect laminate floor.

Coving. Door to:

Kitchen/Breakfast

13' 5" x 12' 9" (4.09m x 3.89m)

A range of light wood effect eye and base level units surmounted by contrasting roll-edge worksurfaces.

Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas.

Built-in stainless steel 1.5 width electric oven, five ring gas hob and a chimney extractor hood.

Space and plumbing for a washing machine and dishwasher. Space for a fridge freezer.

Tiled floor. Electric consumer unit. Double panel radiator.

Part double glazed uPVC door to the side aspect.

uPVC double glazed window to the rear aspect.

aspect.

Stairs & Landing

Single panel radiator. Coving. Loft hatch. Smoke alarm.

Cupboard housing a combination central heating boiler.

Doors to all further first floor accommodation.

accommodation.







Master Bedroom

11' 5" x 11' 2" (3.48m x 3.4m)

uPVC double glazed window to the front aspect.

Single panel radiator with thermostat. Two double door built-in wardrobes. Coving. Door to:

En-suite

Pedestal wash hand basin, low level toilet and a fully tiled shower enclosure. Tiling to half height. Tile effect vinyl floor. Electric shaver socket. Extractor fan. Single panel radiator with thermostat. Obscure uPVC double glazed window to the front aspect.



Bedroom Two

10' 6" x 11' 1" (3.2m x 3.38m)

uPVC double glazed window to the front aspect.

Single panel radiator. Built-in double wardrobe.

Coving.

Bedroom Three

9' 6" x 9' 1" (2.9m x 2.77m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. Built-in double wardrobe.

Bedroom Four

9' 2" x 8' 11" (2.79m x 2.72m)

uPVC double glazed window to the rear aspect. Single panel radiator. Wood effect laminate floor. Coving.

Family Bathroom

7' 6" x 5' 7" (2.29m x 1.7m)

Low level toilet, pedestal wash hand basin and panelled bath with mixer tap and thermostatic shower over. Tiling to splashback areas. Tile effect vinyl floor. Electric shaver socket. Extractor fan. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.



Front Garden & Driveway

Slab path to the front door with storm porch and carriage style courtesy light. Shrub hedges to either side across the front on the house. Slab path down the side of the property leading to a lockable timber gate into the rear garden. Block paved driveway providing two off-road parking spaces and direct access to the garage.

Single Garage

Up and over door to the front. Power and light connected. Over head storage space.

Rear Garden

Private rear garden with a substantial slab patio across the rear of the property with cold water tap. The remainder is gravelled with a range of herbaceous shrubs and trees. Timber shed. Enclosed by timber fencing to all sides.

Council Tax

Band E

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).