



**EDWARD KNIGHT**  
ESTATE AGENTS

NOBLE DRIVE, CAWSTON, RUGBY, CV22 7FL

£1,300 PCM – FEES APPLY





A three bedroom detached house in a quiet cul-de-sac in the sought after residential development of Cawston, which is within the catchment of reputable schools and offers easy access to major transport networks. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms, en-suite shower room and family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, single integral garage and an enclosed rear garden. Available early August. Unfurnished. Energy rating C.

#### **ENTRANCE PORCH**

Enter via a part obscure double glazed panel effect door. Wall mounted electric consumer unit. Vinyl floor. uPVC double glazed window to the side aspect. Door to:

#### **ENTRANCE HALL**

Single panel radiator. Ceiling mounted smoke alarm. Wall mounted thermostat for central heating. Vinyl floor. Stairs rising to the first floor. Doors to the kitchen and lounge. Door to:

#### **CLOAKROOM**

White suite comprising: pedestal wash hand basin and low-level close coupled toilet. Tiled splashback. Vinyl floor. Ceiling mounted extractor fan. Single panel radiator. Obscure UPVC double glazed window to the side aspect.

#### **LOUNGE/DINING ROOM**

19' 4" x 11' 2" (5.89m x 3.4m)  
UPVC double glazed patio doors to the rear garden.  
UPVC double glazed window to the rear aspect.  
Double panel radiator. TV and telephone points.



### KITCHEN

9' 7" x 7' 2" (2.92m x 2.18m)

A range of white eye and base level units surmounted by complimentary worksurfaces. Inset sink and drainer with mixer tap over. Tiling to splashback areas. Built in single electric oven, four ring gas hob and concealed extractor hood. Space and plumbing for a washing machine. Space for fridge freezer. Tiled floor. Double panel radiator. UPVC double glazed window to the front aspect.

### STAIRS & LANDING

Obscure UPVC double glazed window to the side aspect. Ceiling mounted smoke alarm. Loft hatch. Built in airing cupboard. Doors to all further first floor accommodation.

### BEDROOM ONE

11' 6" x 11' 5" (3.51m x 3.48m)

UPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in wardrobes. Door to:

### EN-SUITE SHOWER ROOM

White suite comprising pedestal wash hand basin, low-level close coupled toilet and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the rear aspect.

### BEDROOM TWO

11' 6" x 11' 9" max (3.51m x 3.58m)

UPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Telephone point.



### BEDROOM THREE

10' 6" x 7' 5" (3.2m x 2.26m)

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

### FAMILY BATHROOM

8' 7" x 5' 5" (2.62m x 1.65m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Vinyl floor. Electric shaver socket. Ceiling mounted extractor fan. Single panel radiator with thermostat





control. Obscure UPVC double glazed window to the rear aspect.

#### **FRONT GARDEN & DRIVEWAY**

Tarmac driveway leading to the single garage. Slab path leading to front door. Lawned fore garden with mature tree to the front. Courtesy light. Access to the rear garden via a timber gate.

#### **SINGLE INTEGRAL GARAGE**

Up and over door to the front. Power and light connected. Wall mounted central heating boiler.

#### **REAR GARDEN**

Slab path leading down the side of the property to a slab patio across the rear. Mainly laid to lawn with planted borders and raised beds. Timber shed. Enclosed by timber fencing to all sides.

#### **COUNCIL TAX**

Band D

#### **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](http://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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	