



EDWARD KNIGHT
ESTATE AGENTS

LYTTELTON CLOSE, EDISON PLACE, RUGBY, WARWICKSHIRE, CV21 1FN

£1,400 PCM – FEES APPLY





A modern four bedroom semi-detached family property conveniently located within walking distance of Rugby railway station, retail parks and is within easy reach of major road networks. The flexible accommodation is set over three floors and briefly comprises: entrance hall, lounge, kitchen/dining room, utility room, ground floor w.c, four good size bedrooms, en-suite shower room & family bathroom. The property further benefits from: gas fired central heating, uPVC double glazing, off-road parking, single garage and an enclosed rear garden. Available mid August. Unfurnished. Energy rating C.

Entrance Hall

Enter via a wood effect entrance door with an obscure double glazed insert and adjoining obscure double glazed panels. Single panel radiator. Tiled floor. Smoke alarm. Thermostat for central heating. Stairs rising to first floor. Door to:

Lounge

18' 10" into bay x 12' 0" (5.74m x 3.66m)

With a uPVC double glazed square bay window to the front aspect. Two double panel radiators. TV and cable connections. Tiled floor. Understairs storage cupboard with electric consumer unit. Opening through to:



Kitchen/Dining Room

15' 4" x 11' 4" (4.67m x 3.45m)

With a range of white gloss fronted eye and base level units surmounted by wood effect roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Built-in Electrolux double electric oven, four ring gas hob, stainless steel splashback panel and chimney extractor hood. Space for fridge freezer. Tiled floor. Double panel radiator. Under unit lights. TV aerial point. uPVC double glazed patio doors to the rear garden. Double opening doors to:

Utility Room

5' 4" x 5' 4" (1.63m x 1.63m)

Space and plumbing for a washing machine and further appliance surmounted by wood effect roll edge worksurface. Further base unit matching the kitchen. Timer controls for ground and first floor heating. Extractor fan. Tiled floor. uPVC double glazed door to the side aspect. Door to:

Ground Floor W.C

With a white low level close coupled toilet and pedestal wash hand basin with tiled splashback. Tiled floor. Ideal combination central heating boiler. Single panel radiator with thermostat. Obscure uPVC double glazed window to the rear aspect.

First Floor Stairs & Landing

With smoke alarm. Built-in airing cupboard. Stairs rising to second floor. Doors to further first floor accommodation:

Bedroom Two

14' 3" x 8' 8" (4.34m x 2.64m)

With a uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. TV aerial point.

Bedroom Three

16' 0" into bay x 8' 7" (4.88m x 2.62m)

With a uPVC double glazed square bay window to the front aspect. Single panel radiator with thermostat.

Bedroom Four

10' 10" x 6' 6" (3.30m x 1.98m) With a uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. Telephone point.

Family Bathroom

6' 6" x 6' 5" (1.98m x 1.96m) With white suite comprising: semi-pedestal wash hand basin, low level toilet with



concealed cistern and panelled bath with mixer tap and shower attachment. Tiled splashback areas. Extractor fan. Electric shaver point. Single panel radiator with thermostat. Tiled floor. Obscure uPVC double glazed window to the front aspect.





Second Floor Stairs & Landing

With smoke alarm. Door to:

Master Bedroom

11' 9" x 11' 10" (3.58m x 3.61m)

With a uPVC double glazed window to the front aspect. Double glazed Velux window to the rear aspect. Two single panel radiators. TV, telephone and cable points. Access to loft space. Double door built-in wardrobes. Built-in under eaves cupboard. Controls for master bedroom & en-suite heating. Door to:

En-Suite Shower Room

6' 9" x 6' 3" (2.06m x 1.91m)

With a white suite comprising: semi-pedestal wash hand basin, low level toilet with concealed cistern and fully tiled double shower tray. Part tiled walls. Electric shaver point. Extractor fan. Double panel radiator with thermostat. Double glazed Velux window to the rear aspect.

Front Garden, Car-Port & Parking

Low maintenance frontage with path leading to the front door. Driveway located to the side of the property with car-port providing two off-road parking space and access to the rear garden.

Rear Garden

Slab patio to the rear of the property with the remainder being laid to lawn. Outside cold water tap and light. Access to the car-port via a lockable iron gate. Enclosed by fencing down both sides and a brick wall to the rear.

Council Tax

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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).