



EDWARD KNIGHT
ESTATE AGENTS

HIDCOTE CLOSE, RUGBY, WARWICKSHIRE, CV22 7JL

£825 PCM – FEES APPLY





A modern two bedroom Coach house located at the end of a quiet cul-de-sac in the popular residential development of The Pavilions, offering easy access to Rugby town centre. The accommodation briefly comprises: entrance hall lounge/kitchen inner hallway two bedrooms and bathroom with separate shower. The property further benefits from gas-fired central heating, uPVC double glazing and a single integral garage. Available now. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Enter via a panel effect composite entrance door with a single panel radiator. Wall mounted electric consumer unit and stairs rising to the first floor.

LOUNGE/KITCHEN

17' 9" x 12' 3" (5.41m x 3.73m)

LOUNGE AREA - UPVC double glazed window to the front aspect. Double panel radiator with thermostat control. TV and satellite points.

KITCHEN AREA - A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with a mixer tap over. Tiling to splash back areas. Built-in stainless steel single electric oven, four ring gas hob and a chimney extractor hood. Integrated washing machine, fridge freezer and a dishwasher. Wood effect laminate floor. Two ceiling mounted skylight windows. A concealed Ideal icos combination central heating boiler. Door through to the inner hallway.

INNER HALLWAY

A single panel radiator. Loft hatch and doors to further accommodation.



BEDROOM ONE

17' 10" x 8' 5" (5.44m x 2.57m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. TV and telephone points. Double glazed skylight window to the rear aspect. Fitted wardrobes. 'Jack and Jill' door into the bathroom.

BEDROOM TWO

8' 1" x 6' 7" (2.46m x 2.01m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control and a TV aerial point.

BATHROOM

8' 5" x 7' 8" (2.57m x 2.34m)

A white suite comprising: a panelled bath with a mixer tap and shower attachment, a low-level close coupled toilet, a pedestal wash hand basin with a mixer tap and a fully tiled shower enclosure. Tiling to splash back areas. Tiled floor. Recessed ceiling spotlights. Wall mounted extractor fan. Double panel radiator with thermostat control. A double glazed skylight window to the rear aspect.

GARAGE

A single garage with up and over door to the front and a power and light connected internally.

COUNCIL TAX

Band B



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.

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

