



EDWARD KNIGHT
ESTATE AGENTS

DICKENS ROAD, HILLSIDE, RUGBY, CV22 5RW

£995 PCM – FEES APPLY





A three bedroom semi-detached property located in the highly desirable area of Hillside, which is within the catchment of reputable schooling for all ages, local shops and easy access to major road networks. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen/breakfast room, three bedrooms & bathroom. The property further benefits from: gas fired central heating, uPVC double glazing, off-road parking, single garage and an enclosed private rear garden. Available early September. Unfurnished. Energy rating C.

Entrance Hall

Enter via a uPVC panel effect door with an adjoining obscure uPVC double glazed window. With stairs rising to the first floor. Wall mounted lights. Telephone point. Double panel radiator. Thermostat for central heating. Smoke alarm. Understairs cupboard. Two doors to the kitchen. Door to:

Lounge

20' 7" x 12' 2" (6.27m x 3.71m)

With uPVC double glazed doors to the rear garden. uPVC double glazed window with secondary unit to the rear aspect. Single panel radiator. TV aerial point. Telephone point. Wall mounted lights. Wall mounted gas fire. Obscure glazed serving hatch.



Kitchen/Breakfast Room

16' 11" x 8' 11" (5.16m x 2.72m)

With a range of eye and base level units surmounted by complimentary roll-edge worksurfaces. Inset sink and drainer with mixer tap over. Tiling to splashback areas. Freestanding gas cooker with integrated four ring gas hob and eye level grill. Space and plumbing for a washing machine. Space for fridge freezer and further under counter appliance. Extractor fan. Wall mounted Worcester boiler and timer control unit. Built-in eye level understairs cupboard. Single panel radiator. Double panel radiator. uPVC double glazed

windows to the front and side aspect. Part double glazed uPVC door to the side aspect.

Stairs & Landing

With loft hatch. Built-in airing cupboard housing a hot water cylinder with immersion heater and shelving. Doors to all further first floor accommodation.

Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m)

With a uPVC double glazed window to the front aspect with secondary glazed unit. Single panel radiator. TV aerial point. Telephone point.

Bedroom Two

11' 1" x 9' 1" (3.38m x 2.77m)

With a uPVC double glazed window to the rear aspect. Single panel radiator. Built-in under eaves storage cupboard. Telephone point.

Bedroom Three

10' 11" x 6' 3" (3.33m x 1.91m)

With a uPVC double glazed window with secondary glazed unit to the side aspect. Single panel radiator. Built-in under eaves storage cupboard.

Bathroom

6' 8" x 5' 7" (2.03m x 1.7m)

With suite comprising: low level close coupled toilet, pedestal wash hand basin and panelled bath. Tiling to splashback areas. Vinyl floor. Wall mounted electric fan heater. Heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

Front Garden & Driveway

Concrete drive with gravelled mid section providing off-road parking space and direct access to the garage. Lawned fore garden with gravelled border, herbaceous borders and hedgerow to the front and side. Concrete path leading across the front of the



property and then down the side where there is a cold water tap.

Single Integral Garage

With up and over door to the front. Power and light connected. Utility meters.





Rear Garden

Patio area with garden arbour to the rear of the property. Slab path leading off down the garden to further slab area. The remainder is laid mainly to lawn with well stocked borders down both sides. Conifer hedgerows to the left and rear. Access down the side of the property via a timber gate. Enclosed by timber fencing and not directly overlooked from the rear.

Council Tax

Band C

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).

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements