



EDWARD KNIGHT
ESTATE AGENTS

LEE DRIVE, HOULTON, RUGBY, CV23 1AG

£1,650 PCM – FEES APPLY





An immaculate three bedroom detached house situated in a quiet cul-de-sac in the highly desirable development of Houlton, which is ideally positioned for both road & railway commuters. The well presented accommodation briefly comprises: entrance hall, lounge, kitchen/dining room, versatile garage conversion which could be used as a study/dining room/fourth bedroom, ground floor w.c., three double bedrooms, en-suite shower room & a four piece family bathroom. The property further benefits from gas central heating, uPVC double glazing, a landscaped rear garden & off-road parking with useful store. Available the beginning of September. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Stairs rising to the first floor. Smoke alarm. LVT flooring. Door to the storeroom (formerly a garage). Door to:

LOUNGE

15' 8" x 11' 2" max (4.78m x 3.4m)
uPVC double glazed window to the front aspect. Two single panel radiators. TV and satellite connections. Wall mounted thermostat for the central heating. Contemporary wall mounted electric fire with remote operation. Double opening doors to:



KITCHEN/DINING ROOM

14' 2" x 12' 4" (4.32m x 3.76m)
A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, combination microwave, four ring gas hob and chimney extractor hood. Integrated fridge freezer and dishwasher. Under unit spotlights. USB charge points. TV aerial socket. Built-in under stairs storage cupboard with broadband connection point. LVT flooring. Two double panel

radiators with thermostat controls. uPVC double glazed window to the rear aspect. uPVC double glazed patio doors to the rear garden. Opening to:

UTILITY AREA

Space and plumbing for a washing machine with worktop over. Ceiling mounted extractor fan. Electric consumer unit. LVT flooring. Part obscure double glazed composite door to the rear garden. Door to the ground floor W.C. Door to:

RECEPTION TWO/BEDROOM FOUR

11' 4" x 8' 3" (3.45m x 2.51m)

uPVC double glazed window to the side aspect. Wall mounted electric panel heater. Wood effect laminate flooring. Recessed ceiling spotlights.

GROUND FLOOR W.C

White suite comprising: wall mounted wash hand basin with mixer tap and low-level toilet. Tiled splashback area. LVT flooring. Double panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

STAIRS & LANDING

Single panel radiator with thermostat control. Smoke alarm. Walk-in cupboard housing a combination central heating boiler and single panel radiator with thermostat control. Doors to all further first floor accommodation:

BEDROOM ONE

11' 1" x 10' 8" min (3.38m x 3.25m)

uPVC double glazed window to the front aspect. Single panel radiator. Wall mounted thermostat for the first floor central heating. Built-in triple wardrobe. USB charge points. Door to:



EN-SUITE SHOWER ROOM

White suite comprising: low-level toilet, pedestal wash hand basin and fully tiled shower enclosure with electric shower. Tiling to splashback areas. Electric shaver socket. Ceiling mounted extractor fan. Vinyl flooring. Chrome heated towel rail radiator with thermostat. Obscure uPVC double glazed window to the side aspect.

BEDROOM TWO

12' 9" x 8' 5" (3.89m x 2.57m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control.







BEDROOM THREE

13' 2" x 8' 4" max (4.01m x 2.54m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

FAMILY BATHROOM

9' 6" x 5' 6" (2.9m x 1.68m)

Four piece white suite comprising: panelled bath with thermostatic mixer tap and shower over, pedestal wash hand basin, low level toilet and fully tiled walk-in shower with thermostatic shower. Tiling to splashback areas. Ceiling mounted extractor fan. Recessed ceiling spotlights. Vinyl floor. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.



FRONT GARDEN & DRIVEWAY

Tarmac driveway providing two off-road parking spaces. Gravelled fore garden. Storm Porch. Access down the side of the property to the rear garden via a timber gate.

STORE

8' 4" x 4' 7" (2.54m x 1.4m)

Former garage with up and over door to the front. Wall mounted light. Door to the entrance hall.

REAR GARDEN

Slab patio area extending across the entire rear of the property and then down the side to a gate. Outside plug socket and cold water tap. Landscaped to remainder with artificial grass, gravel border areas, cracked slate areas and further full width slab patio across the rear of the garden with timber gazebo. Enclosed by timber fencing to all sides.



COUNCIL TAX

Band D

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

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+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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