



EDWARD KNIGHT
ESTATE AGENTS

PINFOLD STREET, RUGBY, CV21 2JD

£1,100 PCM – FEES APPLY





A good size traditional three bedroom end of terrace house located just outside Rugby town centre and a short drive from the western relief road. The accommodation briefly comprises: entrance hall, lounge, dining room, breakfast room, kitchen, utility lobby, ground floor w.c, three bedrooms & a first floor bathroom. The property further benefits from gas fired central heating, uPVC double glazing and & a good size rear garden. Available now. Unfurnished. Energy rating E.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Single panel radiator. Wood effect laminate floor. Stairs rising to the first floor. Door to the dining room. Door to:

LOUNGE

13' 8" x 10' 2" (4.17m x 3.1m)
uPVC double glazed bay window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring. TV and telephone connection points. Wall mounted lights. Brick fireplace.

DINING ROOM

13' 1" x 10' 6" (3.99m x 3.2m)
uPVC double glazed window to the rear aspect. Single panel radiator. Wood effect laminate flooring. Decorative chimney breast recess. Door to:

BREAKFAST ROOM

10' 8" x 7' 9" (3.25m x 2.36m)
uPVC double glazed window to the side aspect. Single panel radiator. Vinyl flooring. Chimney breast recess. Under stairs storage cupboard with gas meter opening to:



KITCHEN

10' 3" x 8' 0" (3.12m x 2.44m)

A range of base level units surmounted by roll-edge worktops. Freestanding units with additional wall mounted unit over. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven and four ring gas hob. Space for a fridge freezer. Opening to:

UTILITY LOBBY

Worksurface with plumbing under for a washing machine and additional appliance space. Vinyl flooring. Part obscure double glazed uPVC door to the rear garden. Door to:

GROUND FLOOR W.C

Wall mounted wash hand basin and low level toilet. Tiled splashback area. Vinyl floor. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.

STAIRS & LANDING

Loft hatch. Built-in cupboard housing a combination central heating boiler. Doors to all further first floor accommodation.

BEDROOM ONE

13' 8" x 11' 9" (4.17m x 3.58m)

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

BEDROOM TWO

10' 8" x 7' 9" (3.25m x 2.36m)

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

BEDROOM THREE

8' 3" max x 7' 9" (2.51m x 2.36m)

uPVC double glazed window to the rear aspect. Double panel radiator. 7 foot 9 x 8' three max



BATHROOM

8' 3" x 4' 7" (2.51m x 1.4m)

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

FRONT GARDEN

Low maintenance front garden retained by low brick walls and a gate.





REAR GARDEN

Gravel to the side return with steps up to a slab patio area. The gardener is then predominantly laid to lawn with planting border areas, timber shed and a timber gates to the rear. Enclosed by timber fencing and brick walls.

COUNCIL TAX

Band A

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.

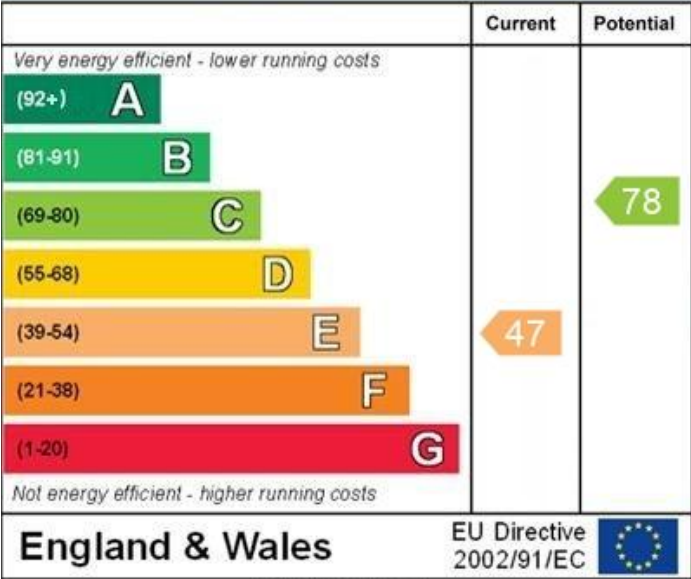
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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



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