



EDWARD KNIGHT
ESTATE AGENTS

EVERDON CLOSE, HILLMORTON, RUGBY, CV22 5JH

£1,050 PCM – FEES APPLY





An immaculate, recently refurbished two bedroom modern semi-detached house located in a quiet cul-de-sac in the highly sought after residential area of Hillmorton, which is well served by a wide range of local amenities & offers easy access to major roads. The accommodation briefly comprises: entrance hall, lounge, conservatory, refitted kitchen, two double bedrooms & a refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking & a good size rear garden. Available now. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Double panel radiator. Wood effect laminate floor. Smoke alarm. Telephone socket. Under stairs storage cupboard. Stairs rising into the first floor. Door to the lounge. Opening to:

KITCHEN

10' 0" x 6' 0" (3.05m x 1.83m)

A refitted range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Space and plumbing for a washing machine and fridge freezer. Electric consumer unit. Concealed combination central heating boiler. Wood effect laminate flooring. uPVC double glazed window to the front aspect.

LOUNGE

13' 0" x 12' 6" (3.96m x 3.81m)

Single panel radiator. TV connection points. Feature fireplace with electric fire. Double glazed sliding patio doors to:



CONSERVATORY

9' 3" x 9' 7" max (2.82m x 2.92m)

Being of uPVC double glazed construction with uPVC double glazed patio doors to the rear garden. Single panel radiator. Wood effect laminate flooring. Power and light connected.

STAIRS & LANDING

Smoke alarm. Loft hatch with drop down ladder giving access to partly boarded loft space. Doors to all further accommodation:

BEDROOM ONE

12' 6" x 10' 3" max (3.81m x 3.12m)

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

BEDROOM TWO

9' 3" min x 7' 8" (2.82m x 2.34m)

uPVC double glazed window to the front aspect. Single panel radiator. Built-in over stairs storage cupboard.

BATHROOM

6' 4" x 6' 2" (1.93m x 1.88m)

Refitted white suite comprising: pedestal wash hand basin, low-level toilet and panelled bath with electric shower over. Tiling to splashback areas and tiled floor. Extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

FRONT GARDEN & DRIVEWAY

Block paved driveway providing off-road parking space. Small lawned fore garden. Slab path leading to the front door with storm porch, which then continues down the side of the property to a lockable gate to the rear garden.



REAR GARDEN

Slab patio across the rear of the property. The garden is then laid mainly to lawn with slab stepping stones leading to the end of the garden where there will be a shed. Enclosed by timber fencing to all sides.

COUNCIL TAX

Band B





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		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM