



**EDWARD KNIGHT**  
ESTATE AGENTS

OLD FORGE COTTAGE, RUGBY ROAD, BRINKLOW, RUGBY, CV23 0LY

£1,500 PCM – FEES APPLY





Edward Knight are delighted to offer for let this charming three bedroom cottage which has been carefully extended and improved to retain a wealth of character and period features. Located in the popular village of Brinklow and adjoining farmland, the cottage occupies a sizeable plot with south facing rear garden, workshop and ample off-road parking behind secure remotely operated gates. Further benefits include three reception rooms, recently fitted en-suite bathroom, three double bedrooms and a bespoke kitchen with AGA. Available late October. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Enter via a timber panelled door with obscure glazed insert. Double panel radiator with thermostat. Tiled floor. Smoke alarm. Understairs storage cupboard. Stairs rising to the first floor. Latch and brace doors to the lounge, sunroom and snug. Door to:

#### **CLOAKROOM**

Wall mounted wash hand basin with separate taps and low-level close coupled toilet. Tiled splashback area. Tiled floor. Recessed ceiling spotlights. Double glazed window to the front aspect.

#### **LOUNGE**

15' 9" x 13' 1" (4.8m x 3.99m)

Double glazed casement window to the front aspect. Double panel radiator with thermostat control. Solid wood floor. Exposed beams. Wall mounted lights. TV and satellite connections. Inglenook fireplace with multi-fuel burning stove. Double glazed casement doors opening to the patio area.

#### **SNUG**

13' 5" x 10' 0" min (4.09m x 3.05m min)

Double glazed Casement window to the front aspect. Single panel radiator with thermostat control. Wall mounted lights. Exposed beams. Inglenook fireplace



with tiled hearth and open fire. Alcove storage cupboard and shelving. Built-in cupboard housing the electric consumer unit and electric meter.

#### SUN/DINING ROOM

14' 6" x 9' 9" (4.42m x 2.97m)

Double glazed windows to the rear and side aspects along with double glazed doors opening to the covered seating area. Double panel radiator with thermostat control. Tiled floor. Recessed ceiling spotlights. TV and satellite connections. Opening through to:

#### KITCHEN

9' 7" x 9' 6" (2.92m x 2.9m)

A range of bespoke Shaker style kitchen units surmounted by solid wood worksurfaces. Belfast style sink with swan neck mixer tap over. Tiling to splashback areas. AGA with integrated six ring gas hob and four electric ovens. Slimline dishwasher. Space for a fridge freezer. Tiled floor. Recessed ceiling spotlights. Double glazed Casement window to the rear aspect.

#### STAIRS & LANDING

Two double glazed casement windows to the front aspect. Loft hatch. Recessed ceiling spotlights. Smoke alarm. Built-in airing cupboard with slatted shelving and radiator. Doors to all further first floor accommodation:

#### BEDROOM ONE

13' 7" x 11' 6" (4.14m x 3.51m)

Double glazed casement window to the front aspect. Double panel radiator with thermostat control. TV aerial cable. Two double door built-in wardrobes. Loft hatch. Door to:

#### EN-SUITE BATHROOM

9' 8" x 9' 6" (2.95m x 2.9m)

Recently refitted white suite comprising: low-level close coupled toilet, pedestal wash hand basin and "P"



shaped bath with mixer shower over. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Wall mounted extractor fan. Double door built-in utility cupboard housing a Vaillant combination central heating boiler along with plumbing for a washing machine and tumble dryer. Underfloor heating. Double glazed Casement window to the rear aspect.

#### BEDROOM TWO

9' 7" x 8' 6" (2.92m x 2.59m)

Double glazed Casement window to the rear aspect. Single panel radiator with thermostat. Built-in storage







cupboard. TV connection.

### **BEDROOM THREE**

9' 7" x 8' 3" (2.92m x 2.51 m)

Double glazed casement window to the rear aspect. Single panel radiator with thermostat. TV connection.

### **SHOWER ROOM**

Refitted white suite comprising: low-level close coupled toilet, wash hand basin with vanity unit under and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Wall mounted chrome heated towel rail radiator. Double glazed casement window to the rear aspect.

### **FRONT GARDEN & DRIVEWAY**

Shallow gravel fore garden with shrubs and bushes retained by a low brick wall to the front. Block paved path leading to the front door which has a timber storm porch with pitched roof.

Block paved driveway at the side of the property leading to remotely operated gates in to the rear garden and parking area. Secure pedestrian gate with coded entry and intercom.

### **REAR GARDEN**

Sizeable block paved parking area leading to a slab patio across the rear of the property. Covered veranda creating a seating area under, ideal for gatherings.

Timber arbor with adjoining shrubs and bushes leading to the main garden which is predominantly laid to lawn with a winding gravel path leading through to the workshop. Mature hedgerows and trees. South facing views of the adjoining farmland.



### **WORKSHOP**

26' 0" x 14' 0" (7.92m x 4.27m)

Being of timber construction with double swing door to the front. Power and light connected.

### **COUNCIL TAX**

Band B

### **FEES**

Fees Payable By Tenants:

Holding Deposit: equivalent to 1 week's 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 month's 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](http://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).

