







A tidy three bedroom mid terrace property conveniently located close to Rugby town centre, railway station and motorways. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, three bedrooms and bathroom. The property further benefits from gas fired central heating with combi boiler, uPVC double glazing, an enclosed rear garden and off-road parking. Available early May. Unfurnished. Energy rating D.

#### ENTRANCE HALL

Enter via a UPVC panel effect door with obscure double glazed insert. Single panel radiator with thermostat control. Vinyl floor. Stairs rising to the first floor. Under stairs storage cupboard with utility meters. Door to the kitchen. Door to:

#### LOUNGE/DINING ROOM

22' 4" x 9' 9" (6.81m x 2.97m)

uPVC double glazed bay window to the front aspect. UPVC double glazed window to the rear aspect. Two double panel radiators with thermostat controls. TV aerial point. Fireplace. Wall mounted lights.

#### KITCHEN

17' 9" x 5' 5" (5.41m x 1.65m)

A range of eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Cooker. Space and plumbing for a washing machine and fridge freezer. Breakfast bar. Tiled splashback areas. Vinyl floor. Single panel radiator with thermostat control. UPVC double glazed window to the rear aspect. Obscure double glazed door to the rear garden.

#### STAIRS & LANDING

Loft hatch. Picture rail. Doors to all further first floor accommodation.



### BEDROOM ONE

11' 8" x 9' 7" (3.56m x 2.92m)

UPVC double glazed window to the rear aspect.

Double panel radiator with thermostat control. Built-in storage cupboard. Picture rail.

### BEDROOM TWO

10' 1" x 10' 0" (3.07m x 3.05m)

UPVC double glazed window to the front aspect.

Double panel radiator with thermostat control. Picture rail.

### BEDROOM THREE

9' 5" x 5' 7" (2.87m x 1.7m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wall mounted Worcester combination central heating boiler. Picture rail.

### BATHROOM

6' 2" x 5' 9" (1.88m x 1.75m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin with separate taps and panelled bath with separate taps and electric shower over. Tiling to splashback areas. Tile effect vinyl floor.

Wall mounted extractor fan. Single panel radiator. Obscure UPVC double glazed window to front aspect.

### FRONT

Concrete path leads to an open porch. Off road parking space.

### REAR GARDEN

Brick effect patio area adjoining the rear of the lounge. Laid to lawn area. Concrete hardstanding at the rear with double gates with potential for off-road parking. Timber 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](http://www.edwardknight.co.uk)

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