



**EDWARD KNIGHT**  
ESTATE AGENTS

IZOD ROAD, RUGBY, WARWICKSHIRE, CV21 2JY

£860 PCM – FEES APPLY







A modern two bedroom coach house with garage conveniently located within walking distance of Rugby town centre. The accommodation briefly comprises: entrance hall, stairs & landing, lounge/dining room, kitchen, two bedrooms and a bathroom. The property further benefits from uPVC double glazing, electric heaters, off-road parking and a single garage. Available now. Unfurnished. Energy rating D.

#### **ENTRANCE LOBBY**

Enter via a part obscure double glazed door. uPVC double glazed window. Electric panel heater. Stairs rising to the first floor.

#### **STAIRS & LANDING**

Wall mounted electric heater. Loft hatch. Doors to all further accommodation.

#### **LOUNGE/DINING ROOM**

17' 9" x 11' 7" max (5.41m x 3.53m)

uPVC double glazed windows to the front and rear aspects. Electric heater. TV & telephone points.

#### **KITCHEN**

10' 2" x 6' 9" (3.1m x 2.06m)

With a range of eye and base level units surmounted by roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap. Tiling tiling splashback areas. Built-in single eclectic oven, four ring electric hob and extractor hood. Integrated washing machine. Space for a fridge freezer. uPVC double glazed window. Electric heater.

#### **BEDROOM ONE**

11' 0" x 9' 3" (3.35m x 2.82m)

uPVC double glazed window. Electric heater. TV and telephone points. Built-in overstairs storage cupboard.



### BEDROOM TWO

12' 9"max x 6' 5" (3.89m x 1.96m)

uPVC double glazed window. Electric heater. Built-in airing cupboard with hot water cylinder.

### BATHROOM

White suite comprising: panelled bath with thermostatic shower over, low level closed coupled toilet and a pedestal wash hand basin. Tiling to splashback areas.

Wall mounted extractor fan. Wall mounted electric heater. Obscure uPVC double glazed window.

### PARKING & GARAGE

One parking space leading to a single garage with up and over door.

### COUNCIL TAX

Band B





## FEES

### 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.

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).

