





A two bedroom mid terrace house conveniently located within easy reach of Rugby town centre and railway station. The accommodation briefly comprises: lounge, dining room, kitchen, ground floor bathroom and two double bedrooms. The property further benefits from gas fired central heating, uPVC double glazing and a good size westerly facing rear garden. Available mid June. Unfurnished. Energy rating D.

DINING ROOM

11' 9" x 10' 1" (3.58m x 3.07m)

Enter via a part obscure double glazed panel effect uPVC door. uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Laminate flooring. Cable TV and telephone sockets. Alcove cupboard housing this gas meter. Decorative fireplace with integrated double door storage cupboard. Opening through to:

LOUNGE

15' 0" x 10' 1" (4.57m x 3.07m)

uPVC double glazed window to the rear aspect. Double panel radiator. Laminate flooring. Stairs rising to the first floor. Under stairs storage cupboard with shelving, consumer unit and electric meter. Decorative fireplace. Cupboard housing a fridge freezer with adjoining shelving. Opening to:



KITCHEN

7' 9" x 5' 0" (2.36m x 1.52m)

A range of eye and base level units surmounted by contrasting roll edge work surfaces. Inset stainless steel sink and drainer with mixer tap over. Freestanding single electric oven with integrated four ring solid plate hob. Washing machine. Wall mounted combination central heating boiler. Tile effect flooring. uPVC double glazed window to the side aspect. Part double glazed uPVC door to the garden. Door to:

GROUND FLOOR BATHROOM

7' 9" x 5' 0" (2.36m x 1.52m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with mixer shower over. Tiling to splashback areas. Vinyl floor.

Single panel radiator with thermostat control. Obscure uPVC double glaze window to the side aspect.

STAIRS & LANDING

Smoke alarm. Doors to further accommodation.

BEDROOM ONE

11' 9" x 10' 1" max (3.58m x 3.07m max)

uPVC double glazed window to the front aspect.

Double panel radiator with thermostat control. Built-in sliding door fronted wardrobe.

BEDROOM TWO

11' 9" x 10' 2" (3.58m x 3.1m)

uPVC double glazed window to the rear aspect.

Double panel radiator with thermostat control. Built-in double door wardrobe. Built in over stairs storage cupboard.

FRONTAGE

Low maintenance concrete fore garden retained by brick walls.

REAR GARDEN

Concrete side return partially covered by a corrugated plastic roof. Timber shed behind the property. The remainder of the garden is mainly laid to lawn with a concrete path leading to the rear with planting border areas to the right hand side with some shrubs and bushes. The garden is westerly facing and retained by timber fencing or 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).

