



EDWARD KNIGHT
ESTATE AGENTS

CROMWELL ROAD, SOUTHFIELDS, RUGBY, CV22 5LY

£995 PCM – FEES APPLY





A traditional two bedroom mid terrace house with garage conveniently situated in a quiet estate just outside Rugby town centre. The location is within the catchment of reputable schools & offers easy access to Rugby railway station & major roads. The well presented accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, utility room, ground floor w.c, two bedrooms & a first floor bathroom. The property further benefits from gas fired central heating, double glazed windows & a lovely westerly facing garden with garage to the rear. Available now. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a timber panel door with obscure double glazed inserts and further obscure glazed panel over. Single panel radiator with thermostat control. Exposed wood flooring. Concealed electric consumer unit and electric meter. Cornicing. Stairs rising to the first floor. Door to the dining room. Door to:

LOUNGE

12' 2" x 10' 8" (3.71m x 3.25m)
uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Cornicing. TV and Virgin Media connection points.



DINING ROOM

14' 0" x 11' 11" (4.27m x 3.63m)
uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Exposed wood floor. Full height double door alcove storage cupboard. Decorative tiled fireplace. Under stairs storage cupboard with shelving. Part glazed door to:

KITCHEN

9' 5" x 7' 11" (2.87m x 2.41m)

A range of eye and base level units surmounted by wood block worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Stainless steel double cooker with integrated 4 ring gas hob. Extractor hood. Space for two under counter appliances & plumbing for a slim-line dishwasher. Wall mounted combination central heating boiler. Wood effect laminate flooring. Part glazed timber door to the rear garden. uPVC double glazed window to the side aspect. Door to:

REAR LOBBY

Wood effect laminate flooring. Door to the ground floor W.C. Opening to:

UTILITY ROOM

8' 1" x 4' 1" (2.46m x 1.24m)

Further eye and base level units surmounted by wood effect worktops. Inset stainless steel sink and drainer with mixer tap over. Tiled splashback area. Space for two undercounter plumbed appliances. Wood effect laminate flooring. Double panel radiator with thermostat control. uPVC double glazed window to the side aspect. Double glazed window to the rear aspect.

GROUND FLOOR W.C

Low-level toilet. Wood effect laminate flooring. Obscure double glazed window to the rear aspect.

STAIRS & LANDING

Access to a part boarded loft with drop-down ladder. Alcove with shelving. Doors to all further first floor accommodation:



BEDROOM ONE

14' 2" x 12' 3" (4.32m x 3.73m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Decorative cast-iron fireplace. Built-in over stairs storage cupboard.

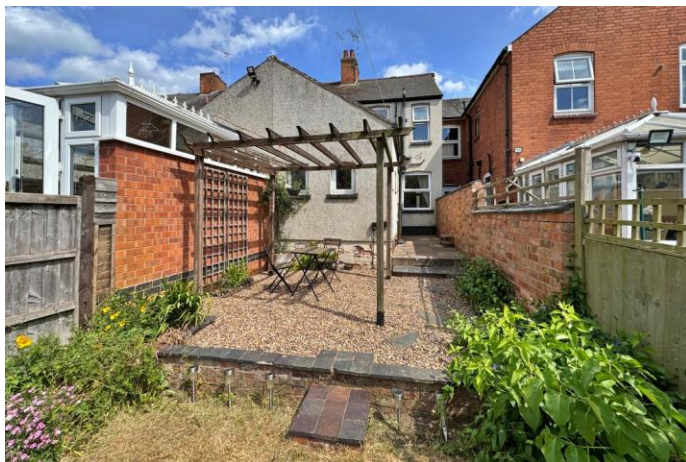
BEDROOM TWO

9' 3" x 8' 8" (2.82m x 2.64m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Small built-in chimney breast storage cupboard.







BATHROOM

9' 3" x 4' 9" (2.82m x 1.45m)

Refitted white suite comprising: pedestal wash hand basin with separate taps, low-level close-coupled toilet and panelled bath with thermostatic shower over. Tiling to half height. Tiled floor. Wall mounted extractor fan. Heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

FRONT GARDEN

Slab path leading to an open porch. Slab fore garden with planting border areas and bush to the middle. Retained by low brick walls.



REAR GARDEN

Slabs to the side return with cold water tap. Step down to a gravel area with timber pergola over, outside power sockets and planting borders. Further step down to a lawned area with planting borders down both sides. Apple tree at the rear of the lawned area screening a former vegetable patch now covered with membrane. Concrete slab path with planting border leads to a timber shed, the garage and a rear gate. The garden is enclosed by timber fencing to all sides.

SINGLE GARAGE

Up and over door. Pedestrian door to the garden.

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.

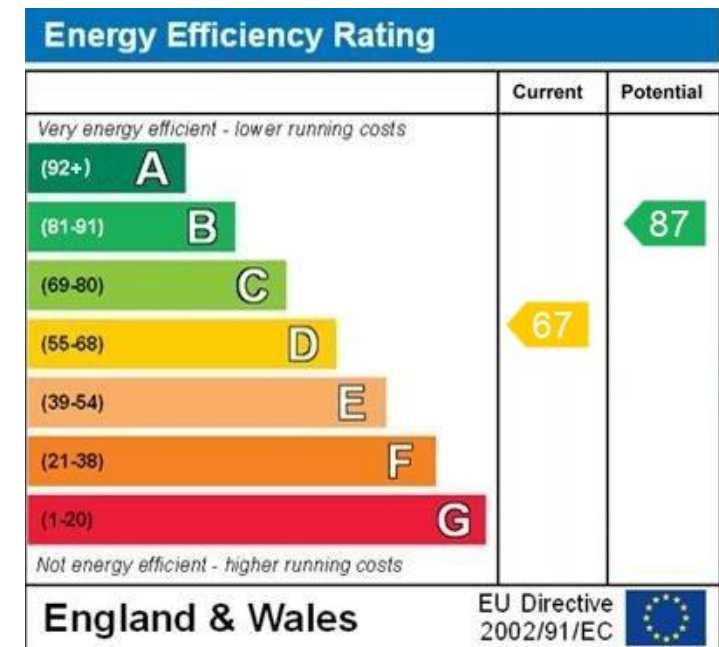
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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).



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