



**EDWARD KNIGHT**  
ESTATE AGENTS

BARNABY ROAD, BUTTERFIELD GARDENS, RUGBY, WARWICKSHIRE, CV21 1GB

£1,500 PCM – FEES APPLY







A modern four bedroom detached house located on the Taylor Wimpey development of Butterfield Gardens, which offers excellent access to the railway station, motorways and amenities. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with en-suite shower room, three further bedrooms and family bathroom. Further benefits include: gas fired central heating, uPVC double glazing, off-road parking single garage and an enclosed rear garden. Available early July. Unfurnished. Energy rating B.

#### **Entrance Hallway**

Enter the property via a panel effect entrance door with obscure double glazed inserts. Single panel radiator. Electric consumer unit. Thermostat controls for central heating. Understairs storage cupboard. Understairs storage area. Smoke alarm. Stairs rising to the first floor. Doors leading through to the lounge and kitchen. Door to:

#### **Ground Floor Cloakroom**

With a pedestal wash hand basin. Low level closed couple toilet. Single panel radiator. Tiling to splash back areas. Extractor fan.

#### **Lounge**

17' 7" x 13' 7" (5.36m x 4.14m)

With uPVC double glazed patio doors with full height uPVC double glazed windows adjoining to the rear aspect. Double panel radiator. Independent heating controls. Built-in storage cupboard.

#### **Kitchen/Breakfast Room**

12' 5" x 10' 8" (3.78m x 3.25m)

With a range of base and wall mounted units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven with a four ring gas hob and extractor hood over.



Space for washing machine and fridge/freezer. Concealed Ideal central heating boiler. Under unit lights. Satellite point. Double panel radiator with thermostat control. uPVC double glazed window to the front aspect.

#### **Stairs & Landing**

With access to loft space. Single panel radiator. Smoke alarm. Doors to further accommodation.

#### **Master Bedroom**

12' 4" x 10' 5" (3.76m x 3.18m)

With a uPVC double glazed window to the rear aspect. Single panel radiator. Satellite point. Door to:

#### **En-Suite**

White pedestal wash hand basin, low level closed coupled toilet and fully tiled shower cubicle with electric shower. Part tiled walls. Electric shaver point. Heated towel rail radiator. Extractor fan.

#### **Bedroom Two**

10' 11" x 10' 5" (3.33m x 3.18m)

With a uPVC double glazed window to the front aspect. Single panel radiator.

#### **Bedroom Three**

10' 7" x 6' 10" (3.23m x 2.08m)

With a uPVC double glazed window to the rear aspect. Single panel radiator.

#### **Bedroom Four**

7' 3" x 6' 11" (2.21m x 2.11m)

With a uPVC double glazed window to the front aspect. Single panel radiator.



#### **Bathroom**

With a white suite comprising: pedestal wash hand basin with mixer tap over, low level closed coupled toilet and a panelled bath with shower over. Tiling to splash back areas. Extractor fan. Heated towel rail radiator.







### **Front Garden**

Slabbed path leading to the front door with planted wood mulch borders either side. Storm porch with courtesy light.

### **Garage & Driveway**

Tarmacadam driveway to the side of the property providing off-road parking space for 2-3 vehicles. Direct access to the single garage which has an up and over door to the front, pedestrian door to the garden, power and light connected.

### **Rear Garden**

Slab patio area to the rear of the property. Timber gate to the driveway. The remainder is laid to lawn and enclosed by timber fencing and brick walls.

### **Council Tax**

Band D

### **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.

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.

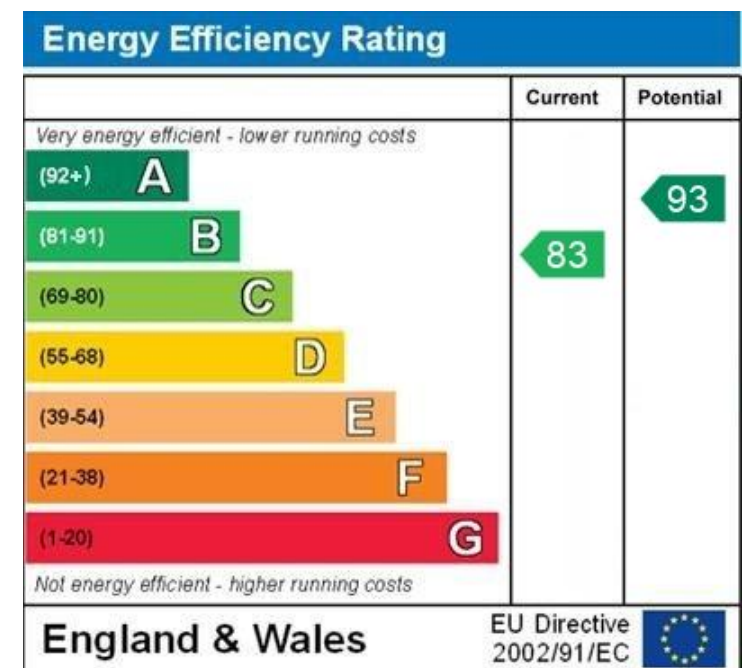
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will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