



EDWARD KNIGHT
ESTATE AGENTS

CRESWELL PLACE, CAWSTON, RUGBY, CV22 7GZ

£1,350 PCM – FEES APPLY





A well presented modern link semi-detached house located in a quiet cul-de-sac in the sought after residential development of Cawston, which is within the catchment of reputable schools and offers easy access to commuter links. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with en-suite, two further bedrooms and family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, single garage and an enclosed rear garden. Available early July. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Enter via a composite panel effect door with double glazed inserts. Single panel radiator. Tiled floor. Covings. Ceiling mounted smoke alarm. Stairs rising to the first floor. Door to the lounge. Door to:

CLOAKROOM

Pedestal wash hand basin with separate taps and low-level close coupled toilet. Tiling to splashback area. Electric consumer unit. Vinyl floor. Single panel radiator with thermostat control. Obscure double glazed UPVC window to the front aspect.

LOUNGE

14' 5" max x 11' 5" max (4.39m x 3.48m)
UPVC double glaze window to the front aspect double panel radiator with thermostat. TV aerial socket. Satellite cable. Covings to ceiling. Wall mounted thermostat for central heating



KITCHEN/DINING ROOM

14' 8" x 9' 7" (4.47m x 2.92m)
A range of light wood effect Shaker style eye and base level units surmounted by contrasting roll-edge worksurfaces. Under unit lights. Inset 1 ½ bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, four ring gas hob and

concealed extractor hood. Space and plumbing for a washing machine and fridge freezer. Concealed Vaillant central heating boiler. Tile effect floor. Built-in understairs storage cupboard. Double panel radiator with thermostat control. UPVC double glazed window and patio doors to the rear garden

STAIRS & LANDING

Access to loft space. Ceiling mounted smoke alarm. Built-in airing cupboard with hot water cylinder. Doors to all further first floor accommodation.

MASTER BEDROOM

9' 6" x 9' 1" (2.9m x 2.77m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostat. TV aerial socket. Built-in double wardrobe. Door to:

EN-SUITE

White suite comprising: pedestal wash hand basin with separate taps, low-level close coupled toilet and fully tiled shower enclosure. Tiling to splashback areas. Tile effect vinyl floor. Wall mounted extractor fan. Single panel radiator with thermostat. Obscure UPVC double glazed window to the front aspect.

BEDROOM TWO

8' 4" x 8' 2" (2.54m x 2.49m)

UPVC double glazed window to the rear aspect. Single panel radiator with thermostat.

BEDROOM THREE

UPVC double glazed window to the rear aspect. Single panel radiator with thermostat.

FAMILY BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m)

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



Tile effect vinyl floor. Ceiling mounted extractor fan. Recessed ceiling spotlights. Single panel radiator with thermostat.

FRONT GARDEN

Slab path leading to the front door which has a storm porch and curtains light. Gravel fore garden retained by privet hedge rows.

REAR GARDEN

Slab patio across the rear of the property with timber gate leading to the parking area. Laid to lawn area with planted borders to the perimeter. Gravel border







with mature trees. Timber shed. Enclosed by timber fencing to all sides.

GARAGE & PARKING

Single garage en-bloc behind the property with an up and over door to the front. Allocated parking space directly in front.

COUNCIL TAX

Band C

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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).