



EDWARD KNIGHT
ESTATE AGENTS

EDISON DRIVE, RUGBY, CV21 1FF

£1,600 PCM – FEES APPLY





A modern three bedroom detached house conveniently located within walking distance of Rugby railway station, whilst offering easy access to local amenities & major roads. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, cloakroom, main bedroom with dressing area & en-suite, two further bedrooms with wardrobes & a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, a single garage & an enclosed rear garden. Available soon. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via composite panel effect door with obscure double glazed insert. Single panel radiator. Polished tiled floor. Stairs rising to the first floor. Smoke alarm. Doors to the kitchen and lounge. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin and low level close coupled toilet. Fully tiled walls and floor. Concealed electric consumer unit. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the front aspect.

KITCHEN

11' 0" x 7' 4" (3.35m x 2.24m)

A range of eye and base level units surmounted by wood effect worktops. Insert stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-under double electric oven, 4 ring gas hob and chimney extractor hood. Space for a fridge freezer and washing machine. Integrated dishwasher. Concealed combination central heating boiler. Recessed ceiling spotlights. Tiled floor. Single panel radiator with thermostat control. uPVC double glazed window to the front aspect.



LOUNGE

14' 11" x 13' 9" (4.55m x 4.19m)

uPVC double glazed patio doors to the rear garden.
uPVC double glazed window to the rear aspect. Two double panel radiators with thermostat controls. Virgin Media connection points and satellite cables. Built in under stairs storage cupboard.

STAIRS & LANDING

Single panel radiator with thermostat control. Loft hatch. Smoke alarm. Built-in overstairs storage cupboard. Doors to all further first floor accommodation

BEDROOM ONE

13' 8" x 9' 0" max (4.17m x 2.74m)

uPVC double glazed window to the rear aspect. Single panel radiator. Wood effect laminate flooring. Programmable thermostat for first floor central heating. Virgin Media connection point. Opening to:

DRESSING AREA

Built-in double sliding door fronted wardrobe. Wood effect laminate flooring. Door to:

ENSUITE

7' 2" x 6' 0" (2.18m x 1.83m)

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and fully tiled shower enclosure and with electric shower. Tiling to splashback areas. Extractor fan. Wood effect vinyl flooring. Heated towel rail radiator with thermostat control. Double glazed Velux window.

BEDROOM TWO

13' 4" x 9' 8" (4.06m x 2.95m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring. Fitted triple door wardrobe.



BEDROOM THREE

11' 3" max x 7' 2" (3.43m x 2.18m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate flooring. Built-in storage cupboard.

FAMILY BATHROOM

7' 4" x 6' 2" (2.24m x 1.88m)

White suite comprising: pedestal wash hand basin, low-level toilet and panelled bath with thermostatic mixer tap/shower unit over. Tiling to splashback areas. Wood effect flooring. Extractor fan. Electric shaver socket. Chrome heated towel rail radiator with thermostat





control. Obscure uPVC double glazed window to the front aspect.

FRONT GARDEN

Tarmac driveway providing off-road parking space and direct access to the garage. Slab path to the front door with gravel one side and lawn the other with decorative retaining fence to the front.

SINGLE GARAGE

Up and over door to the front. Power & light connected. Pedestrian door to the rear.

REAR GARDEN

Slab patio adjoining the rear of the property with paths leading off to the side gate & garage rear door. The garden is mainly laid to lawn with a timber shed and is enclosed by timber fencing and brick walls.

COUNCIL TAX

Band D

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.

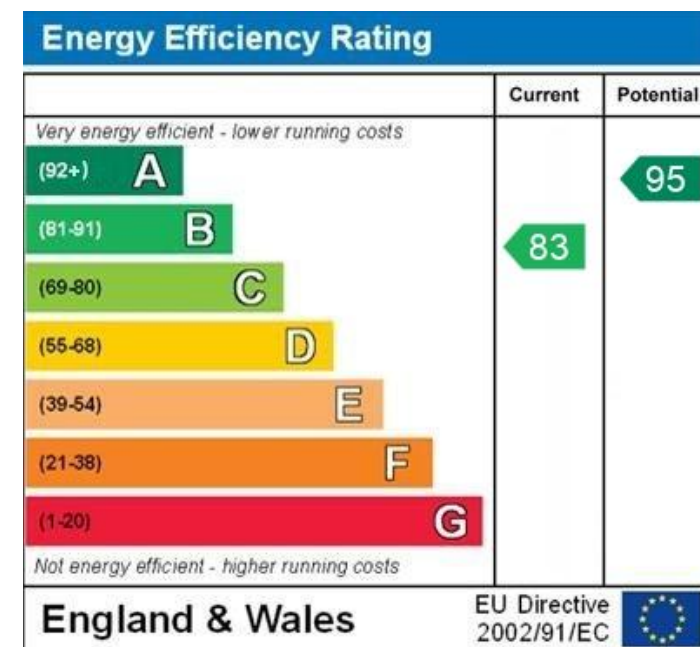
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will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