



EDWARD KNIGHT
ESTATE AGENTS

DEERINGS ROAD, HILLMORTON, RUGBY, CV21 4EN

£1,300 PCM – FEES APPLY





An immaculate two bedroom semi-detached house located in the highly desirable residential area of Hillmorton, which is well served by a wide range of local amenities, reputable schooling for all ages & offers easy access to major roads. The accommodation briefly comprises: entrance lobby, lounge with bi-fold doors, kitchen/dining room, two good size double bedrooms & a refitted shower room. The property further benefits from gas fired central heating, uPVC double glazing, good size gardens to the front & rear, a useful garden office/gym & ample parking. Available mid July. Unfurnished. Energy rating E (TBC).

ENTRANCE LOBBY

Enter via a composite panel effect door with double glazed insert. Double panel radiator. Wood effect laminate flooring. uPVC double glazed window to the front aspect. Electric consumer unit. Stairs rising to the first floor. Door to:

LOUNGE

15' 3" x 13' 8" (4.65m x 4.17m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. TV and telephone connection points. Central heating programmer and thermostat. Double glazed bi-folding doors to the rear garden. Part glazed timber door to:



KITCHEN/DINING ROOM

14' 11" max x 14' 5" max (4.55m x 4.39m)

A refitted range of eye and base level units surmounted by contrasting marble effect work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, black ceramic hob and chimney extractor hood. Integrated dishwasher. Space and plumbing for a washing machine and fridge freezer. Tile effect flooring. Understairs storage cupboard. Recessed ceiling spotlights. Double panel radiator. uPVC double glazed windows to the front and rear aspects. Opening to:

SIDE LOBBY

Part obscure double glazed uPVC door to the side aspect. Open storage cupboard housing a wall mounted combination central heating boiler and obscure uPVC double glazed window to the side aspect.

STAIRS & LANDING

uPVC double glazed window to the rear aspect. Loft hatch. Built-in double door storage cupboard. Doors to all further first floor accommodation.

BEDROOM ONE

15' 3" x 11' 0" (4.65m x 3.35m)

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

BEDROOM TWO

13' 8" x 7' 10" (4.17m x 2.39m)

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

SHOWER ROOM

10' 3" x 7' 0" (3.12m x 2.13m)

Refitted suite comprising: wall hung toilet with concealed cistern, wash hand basin with vanity unit under and a fully tiled shower area with rain effect showerhead. Fully tiled walls. Tiled floor. Wall mounted extractor fan. Recessed ceiling spotlights. Column style radiator with thermostat control. Heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

FRONT GARDEN & DRIVEWAY

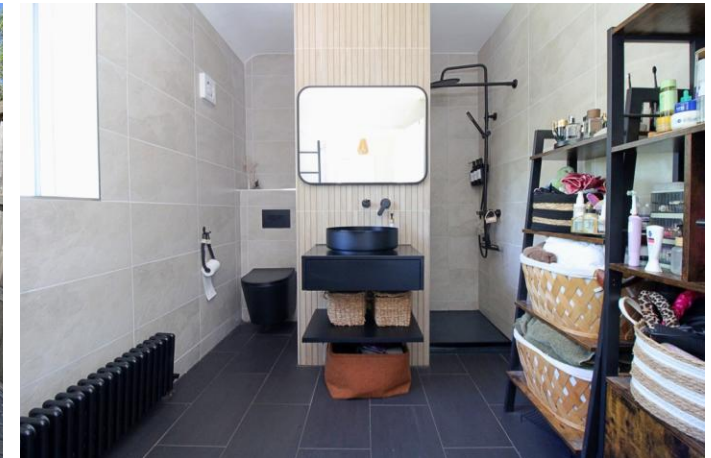
Good size lawned fore garden with timber fence to the boundary and sleeper edge border. Gravel driveway. Block paved path to the front door and side gate to the rear garden. Cold water tap.



REAR GARDEN

Block paved patio area across the area of the property with power socket and timber gate leading to the front of the property. The garden is then laid extensively to lawn with a slab stepping stone path leading to the far end and timber edge planting borders down both sides. Mature trees towards the rear and a timber shed. Enclosed by timber fencing to all sides.







GARDEN OFFICE/GYM

16' 8" x 8' 7" (5.08m x 2.62m)

Canopy across the front with recessed lighting. Enter via uPVC double glazed patio doors. uPVC double glazed window to the front aspect. Wall mounted electric panel heater. Wood effect laminate flooring. Recessed ceiling spotlight. Sink with storage under.

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.

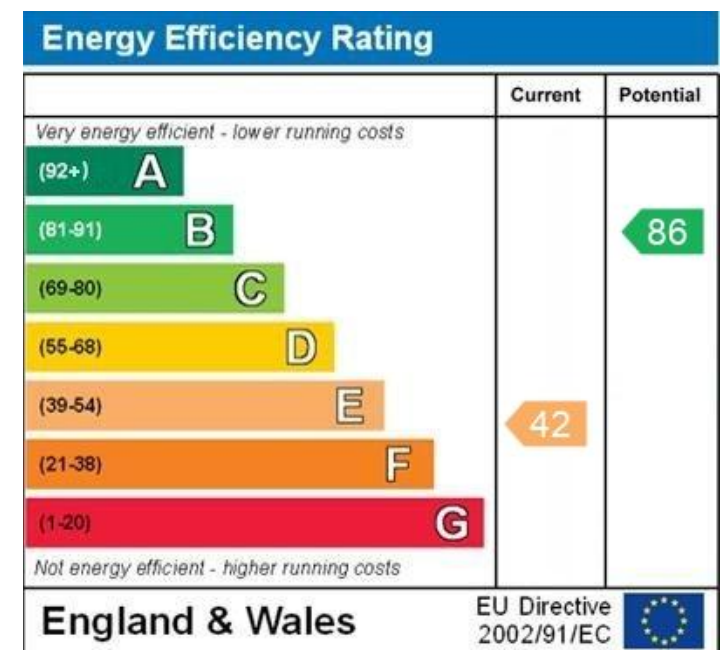
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will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