



**EDWARD KNIGHT**  
ESTATE AGENTS

WILLIAM SIMMONDS CLOSE, CAWSTON, RUGBY, CV22 7ZJ

£1,600 PCM – FEES APPLY







A modern four bedroom detached house located at the end of a cul-de-sac just outside Bilton village in Cawston. Bilton is well served by a wide range of local amenities, including reputable schooling for all ages & offers easy access to major roads. The accommodation is set over three floors & briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room with integrated appliances, three first floor bedrooms with a family bathroom & a top floor principle bedroom with wardrobes & an en-suite. The property further benefits from dual zone gas central heating, uPVC double glazing, an enclosed rear garden, off-road parking & a single garage. Available early July. Unfurnished. Energy rating B.

#### ENTRANCE HALL

Enter via a part obscure double glazed composite panel effect door. Single panel radiator. Tiled floor. Stairs rising to the first floor. Smoke alarm. Wall mounted thermostat for the central heating. Doors to the lounge and kitchen. Door to:

#### CLOAKROOM

White suite comprising: pedestal wash hand basin & low-level close-coupled toilet. Tiling to half height. Tiled floor. Single panel radiator with thermostat. Obscure uPVC double glazed window to the front aspect.

#### LOUNGE

16' 2" max x 10' 10" (4.93m x 3.3m)

uPVC double glazed patio doors to the rear garden. uPVC double glazed window to the rear aspect. Double panel radiator with thermostat. Wood effect flooring. Built-in under stairs storage cupboard with fibre broadband connection point.



### KITCHEN/DINING ROOM

13' 9" x 9' 2" (4.19m x 2.79m)

A range of eye and base level units surmounted by wood effect worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated fridge freezer, washing machine and dishwasher. Recessed ceiling spotlights. Tiled floor. Concealed central heating boiler. Double panel radiator with thermostat. uPVC double glazed window to the front aspect.

### FIRST FLOOR STAIRS & LANDING

uPVC double glazed window to the side aspect. Smoke alarm. Built-in cupboard housing an unvented hot water cylinder. Stairs rising to the second floor. Doors to all further first floor accommodation:

### BEDROOM TWO

12' 2" x 9' 2" (3.71m x 2.79m)

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

### BEDROOM THREE

10' 5" to wardrobes x 9' 2" (3.18m x 2.79m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat. Built-in wardrobes.

### BEDROOM FOUR

9' 0" x 6' 7" (2.74m x 2.01m)

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

### FAMILY BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

White suite comprising: low-level close-coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator with thermostat



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

### SECOND FLOOR STAIRWELL

Single panel radiator with thermostat control. Smoke alarm. Door to:

### BEDROOM ONE

15' 9" max x 12' 4" (4.8m x 3.76m)

uPVC double glazed window to the front aspect. Double panel radiator. Thermostat for independent heating. Over stairs storage recess. Built-in wardrobes. Loft hatch. Door to:









#### **ENSUITE**

6' 4" x 5' 2" (1.93m x 1.57m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Tiling to half height. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator with thermostat. Double glazed skylight window.

#### **FRONT GARDEN & DRIVEWAY**

Slab path leading to the front door with storm porch and courtesy light. Lawned fore garden with shrub border and cold water tap. Tarmac driveway leading down the side of the property providing off-road parking space for two vehicles and direct access to the garage.

#### **SINGLE GARAGE**

Up and over door. Power and light connected. Open overhead storage space.

#### **REAR GARDEN**

Slab path adjoining the rear of the property with a timber gate to the driveway. The garden is then predominantly laid to lawn with some sapling trees and enclosed by timber fencing.

#### **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](http://www.edwardknight.co.uk)

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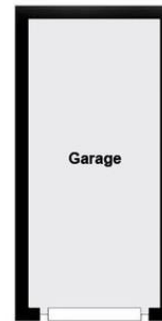
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Garage



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.