



EDWARD KNIGHT
ESTATE AGENTS

PYTCHLEY ROAD, RUGBY, WARWICKSHIRE, CV22 5NG

£1,100 PCM – FEES APPLY





A well maintained three bedroom semi-detached house located in the popular Southfields estate, which is within walking distance of Rugby town centre and railway station whilst being within the catchment of reputable schooling for all ages. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, conservatory, refitted kitchen, three bedrooms and a refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces and a good size garden overlooking fields. Available late October. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Enter via a uPVC panel effect door with obscure double glazed insert. Obscure uPVC double glazed window to the side aspect. Double panel radiator with thermostat control. Telephone socket. Stairs rising to the first floor. Under stairs storage cupboard. Doors to the lounge and kitchen. Door to:

CLOAKROOM

White suite comprising: wall mounted wash hand basin and low level close coupled toilet. Tiled splashback area. Wood effect vinyl flooring. Wall mounted extractor fan. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the side aspect.



LOUNGE/DINING ROOM

24' 8" into bay x 10' 9" (7.52m x 3.28m)
uPVC double glazed bay window to the front aspect. Two double panel radiators with thermostat controls. Wall mounted lights. Feature fireplace with inset electric fire. TV aerial connection. Sliding uPVC double glazed patio doors to:

CONSERVATORY

10' 3" x 8' 8" (3.12m x 2.64m)

uPVC double glazed patio doors with surrounding windows to the rear garden. Wood effect vinyl flooring. Recessed ceiling spotlights.

KITCHEN

12' 11" x 5' 4" average (3.94m x 1.63m)

A refitted range of eye and base level Shaker style units surmounted by wood effect roll edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built in stainless steel single electric oven, four ring gas hob and extractor hood. Integrated fridge and freezer. Space and plumbing for a washing machine and slimline dishwasher. Wall mounted Worcester combination central heating boiler. Wood effect vinyl floor. Single panel radiator with thermostat control. uPVC double glazed square bay window to the side aspect. uPVC double glazed window to the rear aspect. Part obscure uPVC double glazed door to the conservatory.

STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft hatch. Doors to all further first floor accommodation.

BEDROOM ONE

11' 8" x 9' 5" max (3.56m x 2.87m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Two fitted double door wardrobes.

BEDROOM TWO

12' 11" x 9' 5" (3.94m x 2.87m)

uPVC double glazed bay window to the front aspect. Single panel radiator with thermostat control. Two fitted double door wardrobes.



BEDROOM THREE

7' 1" x 5' 10" (2.16m x 1.78m)

Ideal as a study or nursery. uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.

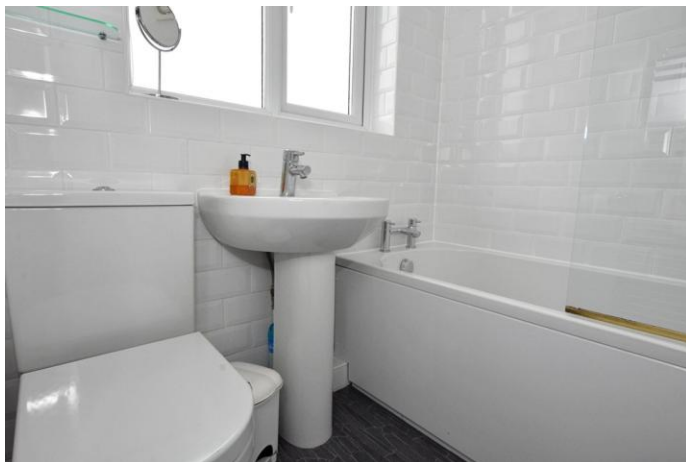
BATHROOM

5' 9" x 5' 5" (1.75m x 1.65m)

Refitted white suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Fully tiled walls. Vinyl floor. Recessed ceiling spotlights. Electric shaver socket. Wall mounted extractor fan. Chrome heated towel rail







radiator. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE

Resin driveway with parking space for two vehicles retained by brick walls to either side. Storm porch. Access down the side of the property to the rear garden.

REAR GARDEN

Gate to the side of the property with resin path beyond leading down the side of the house to the rear garden. Slab patio area across the rear of the house with cold water tap and timber shed. Steps down to a crazy paved area with raised planting border and further planting areas. Further timber shed and bin storage area.

The remainder of the garden is laid to lawn with a slab path leading the majority of the way down to a mature fruit tree. Further sapling trees. Retained by timber fencing and brick walls with views over fields to the rear.

COUNCIL TAX

Band C

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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