



EDWARD KNIGHT
ESTATE AGENTS

STRETTON CLOSE, RUGBY, WARWICKSHIRE, CV23 0YD

£1,100 PCM – FEES APPLY EPC B





A modern two bedroom semi-detached house in the Rochberie Heights development, which is located a short distance from junction one of the M6 making it an ideal location for commuters, whilst Rugby town centre and railway station are both within easy reach. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen with integrated appliances, two double bedrooms and bathroom with shower. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces and an enclosed rear garden with shed. Available early November. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Single panel radiator with thermostat control. Tile effect floor. Telephone socket. Smoke alarm. Stairs rising to the first floor. Door to the lounge. Opening to the kitchen. Door to:

CLOAKROOM

White suite comprising: corner pedestal wash and basin and low-level close coupled toilet. Tiling to splashback areas. Tile effect floor. Wall mounted extractor fan. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the side aspect.

LOUNGE

13' 0" max x 12' 1" max (3.96m x 3.68m)
UPVC double glazed patio doors to the rear aspect. Double panel radiator. Wall mounted timer thermostat for central heating. TV and telephone sockets. Built in understairs storage cupboard with electric consumer unit.

KITCHEN

9' 9" x 6' 0" (2.97m x 1.83m)
A range of gloss fronted eye and base level units surmounted by contrasting roll edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer. Built-in Zanussi



stainless steel double electric oven, four ring gas hob and concealed extractor hood. Integrated Zanussi dishwasher, washing machine and fridge freezer. Under unit lights. Concealed Ideal combination boiler. Tile effect floor. Ceiling mounted heat sensor. Ceiling mounted extractor fan. Floor level warm air heater. UPVC double glazed window to the front aspect.

STAIRS & LANDING

Loft hatch. Smoke alarm. Single panel radiator with thermostat. Doors to all further accommodation.

BEDROOM ONE

13' 0" x 8' 3" (3.96m x 2.51m)

Two uPVC double glazed windows to the front aspect. Double panel radiator with thermostat control. TV aerial point. Built-in over stairs storage cupboard.

BEDROOM TWO

13' 0" x 7' 1" (3.96m x 2.16m)

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

BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m)

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

FRONT GARDEN & PARKING

Two tarmac parking spaces. Slab path leading to the front door with storm porch and courtesy light. Wood much border. Path leading down the side of property to a timber gate.

REAR GARDEN

Slab patio across the rear of the property with cold water tap and timber gate leading to the side



accessed. Lawned area in two terraces with steps and fencing between with a timber shed located at the rear of the garden. The garden is enclosed by timber fencing to all sides.

COUNCIL TAX

Band B





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.

Utilities: including communication services and 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.

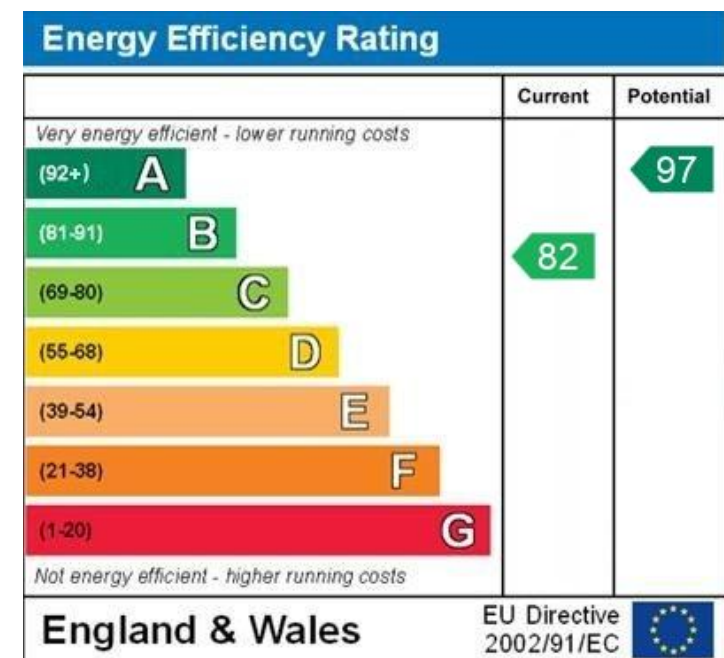
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will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