



EDWARD KNIGHT
ESTATE AGENTS

LODGE ROAD, RUGBY, CV21 2TF

£1,050 PCM – FEES APPLY





A deceptively spacious and well presented two bedroom traditional mid terrace property conveniently located within easy walking distance of Rugby town centre and railway station. The refurbished accommodation briefly comprises: entrance hall, lounge, sitting room, dining room, refitted kitchen, ground floor cloakroom, two double bedrooms and a refitted four piece first floor bathroom. The property further benefits from gas fired central heating, uPVC double glazing and a good size rear garden. Available early December. Unfurnished. Energy rating E.

ENTRANCE HALL

Enter via a part obscure double glazed composite panel effect door. Single panel radiator. Original multicoloured tiled floor. Electric consumer unit. Smoke alarm. Stairs rising to the first floor. Door to the Sitting Room. Door to:

LIVING ROOM

14' 5" INTO BAY x 10' 9" (4.39m x 3.28m)
UPVC double glazed bay window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate floor. Coving. Picture rail. Decorative fireplace. Satellite connection. Smoke alarm.

SITTING ROOM

12' 10" x 11' 1" (3.91m x 3.38m)
UPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Decorative fireplace. Alcove shelving. TV, telephone and satellite connections. Door to:

DINING ROOM

10' 8" x 8' 5" (3.25m x 2.57m)
UPVC double glazed window to the side aspect. Double panel radiator with thermostat control. Tiled floor. Decorative fireplace. Understairs storage cupboard housing the gas meter. Door to:



KITCHEN

12' 3" x 8' 6" (3.73m x 2.59m)

Two UPVC double glazed windows to the side aspect. Chrome heated towel rail radiator. A range of refitted eye and base level units surmounted by contrasting roll-edge work surfaces. Inset 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, black ceramic hob and chimney extractor hood. Integrated dishwasher. Tiled floor. Door to:

REAR LOBBY

Tiled floor. Part obscure double glazed UPVC door to the rear garden. Door to:

GROUND FLOOR W.C

Refitted white suite comprising: wash hand basin with vanity unit under and low-level close coupled toilet. Tiled splashback area. Tiled floor. Obscure uPVC double glazed window to the side aspect.

STAIRS & LANDING

Smoke alarm. Built-in over stairs storage cupboard. Doors to all further first floor accommodation.

BEDROOM ONE

14' 2" x 12' 5" (4.32m x 3.78m)

UPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Picture rail. Smoke alarm. Decorative fireplace.

BEDROOM TWO

12' 11" x 8' 7" (3.94m x 2.62m)

UPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Smoke alarm. Decorative fireplace.

BATHROOM

11' 7" x 8' 4" (3.53m x 2.54m)

Refitted four piece white suite comprising: pedestal wash hand basin, panelled bath with mixer tap and



telephone shower attachment, low-level toilet and fully tiled corner shower with rain affect showerhead. Tiling to splashback areas. Tiled floor. Built-in cupboard housing a Worcester combination boiler. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the rear aspect.





FRONT GARDEN

Low maintenance fore garden retained by a brick wall to the front. Open porch.

REAR GARDEN

Good size side return with path leading to the end of the garden and the rear access gate. Decked seating area near the back of the house with brick store. The remainder is laid to lawn with shrub bushes to the far end. Enclosed by walls and fencing.

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.

Utilities are payable by the tenant, 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).

