



EDWARD KNIGHT
ESTATE AGENTS

SHERIFF ROAD, RUGBY, CV21 3RZ

£1,200 PCM – FEES APPLY





A three bedroom semi-detached house located between Rugby town centre and Hillmorton offering easy access to schools, amenities, major roads and the railway station. The accommodation briefly comprises: entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking and gardens to the side and rear. Available mid December. Unfurnished. Energy rating TBC.

ENTRANCE PORCH

Enter via a uPVC panel effect door with obscure double glazed insert. Two uPVC double glazed windows. Tiled floor. Timber panel door with obscure glazed insert to:

ENTRANCE HALL

Double panel radiator. Wood effect laminate flooring. Stairs rising to the first floor. Obscure double glazed internal window to the entrance porch. Doors to the lounge and kitchen. Part glazed timber door to:

LOUNGE

14' 3" x 11' 4" (4.34m x 3.45m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Wood effect laminate flooring. TV aerial point.

DINING ROOM

11' 3" x 9' 9" (3.43m x 2.97m)

uPVC double glazed window to the front aspect. Single panel radiator. Wood effect laminate flooring. Fibre optic broadband connection point.

KITCHEN

10' 7" max x 7' 8" (3.23m x 2.34m)

A range of eye and base level units surmounted by complementary worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas.



Freestanding double electric cooker with integrated gas hob and extractor hood over. Space and plumbing for a washing machine and fridge freezer. Built-in under stairs storage cupboard with shelving, electric consumer unit and meter. Wood effect laminate flooring. Single panel radiator. uPVC double glazed window to the side aspect. Part obscure double glazed uPVC door to the rear garden.

STAIRS & LANDING

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

BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m)

uPVC double glazed window to the front aspect. Single panel radiator. Freestanding wardrobe.

BEDROOM TWO

12' 0" x 10' 5" max (3.66m x 3.18m)

uPVC double glazed window to the rear aspect. Single panel radiator. Built-in double door wardrobe. Built-in cupboard housing a combination central heating boiler.

BEDROOM THREE

9' 2" x 8' 0" (2.79m x 2.44m)

uPVC double glazed window to the rear aspect. Single panel radiator. Freestanding triple wardrobe.

BATHROOM

White suite comprising: low-level toilet, pedestal wash hand basin and panelled bath with electric shower over. Tiling to splashback areas. Wall mounted extractor fan. Tiled floor. Double panel radiator. Obscure uPVC double glazed window to the front aspect.

DRIVEWAY & SIDE GARDEN

Block paved parking area providing off-road parking



space for two cars. Planting borders to the sides and a hedgerow leading all the way down the left-hand side with fence under. Open through to a lawned side garden with planting board areas and a timber gate to the rear garden.

REAR GARDEN

Laid completely to slabs with a planting border to the left rear corner. Timber shed. Outside utility cupboard with space and plumbing for a washing machine. Enclosed by timber fencing to all sides.





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.

Utilities: gas, water, electric, council tax, telephone, 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 (where the tenancy is taken in the name of a company): £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