



EDWARD KNIGHT
ESTATE AGENTS

WATTS LANE, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 4PE

£1,400 PCM – FEES APPLY





A modern three bedroom detached bungalow situated in the highly sought after residential area of Hillmorton, which is well served by a range of local amenities and is within the catchment of reputable schooling for all ages. The accommodation briefly comprises: entrance hall, lounge, kitchen/dining room, three bedroom, en-suite shower room & family bathroom. The property further benefits from: gas fired central heating, uPVC double glazing, gardens to all sides and ample off-road parking. Available early January. Unfurnished. Energy rating C.

Entrance Hall

Enter via a part obscure double glazed uPVC door. With a single panel radiator. Door to:

Lounge

16' 2" x 12' 4" (4.93m x 3.76m)

With a uPVC double glazed bay window to the front aspect. uPVC double glazed patio doors to the side aspect. Double panel and single panel radiators. TV, Satellite & Cable connections. Wall mounted lights.

Inner Hallway

With access to loft space. Recessed spotlights. Double panel radiator. Smoke alarm. Doors to all further accommodation.



Kitchen/Dining Room

16' 10" into bay x 8' 7" (5.13m x 2.62m)

With a range of cream and aubergine gloss fronted eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel 1.5 bol sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring ceramic hob and chimney extractor hob. Space and plumbing for a washing machine and fridge freezer. Vinyl floor. Recessed spotlights. TV aerial point. Double panel radiator. uPVC double glazed bay window to the front aspect. uPVC double glazed

window to the side aspect.

Master Bedroom

14' 0" x 10' 5" (4.27m x 3.18m)

With a uPVC double glazed window to the side aspect.

Double panel radiator. TV & Satellite points.

Wardrobes & drawers. Door to:

En-Suite Wet Room

With white low level toilet and pedestal wash hand

basin. Combi shower. Tiling to splashback areas.

Extractor fan. Tiled floor. Heated towel rail radiator.

Recessed ceiling spotlights.

Bedroom Two

9' 4" x 10' 7" (2.84m x 3.23m)

With a uPVC double glazed window to the side aspect.

Double panel radiator. Wardrobe. TV aerial socket.

Bedroom Three

10' 0" x 9' 0" (3.05m x 2.74m)

With a uPVC double glazed window to the rear aspect.

Double panel radiator. TV and telephone points.

Bathroom

6' 10" x 6' 10" (2.08m x 2.08m)

With a white suite comprising: panelled bath with
combi shower over, wash down toilet with concealed
cistern and inset wash hand basin with vanity unit.

Tiling to splashback areas. Vinyl floor. Extractor fan.

Recessed spotlights. Heated towel rail radiator.

Obscure uPVC double glazed window to the side
aspect.

Rear Lobby/Utility

With wall mounted Potterton combination boiler.

Space and plumbing for a washing machine and
further appliance with roll-edge worksurface over.

Electric consumer unit. Vinyl floor. Obscure uPVC
double glazed window to the side aspect. Part



obscure uPVC double glazed door to the side aspect.

Driveway & Gardens

Block paved driveway providing off-road parking
space for 3-4 cars retained by a brick wall and iron
railings to the front. Concrete path across the front of
the property which continues down both sides.

Courtesy lights, outside power points and cold water
tap. Timber shed. Laid to lawn area to the side of the
property with a hard-landscaped bank stocked with
shrubs and heathers. Further slab area at the rear of
the property with an assortment of fruit trees. Enclosed
by timber fencing to sides and rear.





Council Tax
Band C

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.

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.

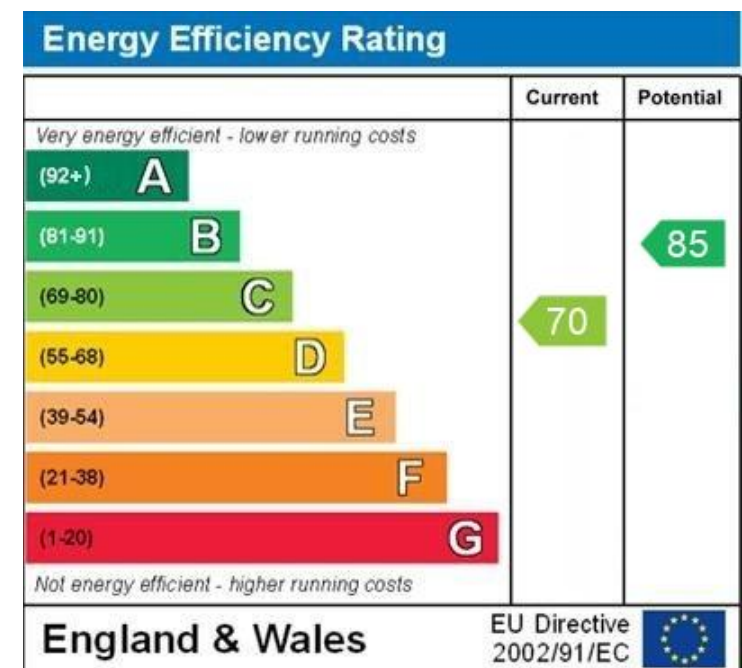
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic

(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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