



EDWARD KNIGHT
ESTATE AGENTS

MAIN STREET, WILLOUGHBY, RUGBY, CV23 8BH

£995 PCM – FEES APPLY





A recently improved and deceptively spacious two bedroom duplex maisonette located in the picturesque village of Willoughby. Located just off the A45, the village offers ideal commuter access to Rugby, Daventry, Northampton & the M1. The accommodation briefly comprises: entrance porch, entrance hall, ground floor utility room & w.c, landing, lounge, kitchen/breakfast room, two bedrooms & a bathroom. The property further benefits from uPVC double glazing, electric storage heaters, off-road parking, a single garage and a well maintained rear garden. Available early February. Unfurnished. Energy rating D.

ENTRANCE PORCH

Enter via a part double glazed UPVC panel effect door. UPVC double glazed windows to the front and side aspect. Quarry tiled floor. Part obscure glazed casement door to:

ENTRANCE HALL

Electric storage heater. Stairs rising to the first floor. Smoke alarm. Door to:

UTILITY ROOM

11' 5" x 5' 8" (3.48m x 1.73m)
Sink with separate taps and tiled splashbacks. Plumbing for a washing machine. Terrazzo tiled floor. Understairs storage cupboard. UPVC double glazed window to the rear aspect. Part obscure glazed door to:

REAR LOBBY

Part obscure glazed door to the garden. Built-in storage cupboard with internal storage unit and shelving. Terrazzo tiled floor. Integral door to the garage.

GROUND FLOOR W.C

High-level toilet. Vinyl floor. Obscure double glazed UPVC window to the rear aspect.

FIRST FLOOR HALLWAY

Built-in airing cupboard with slatted shelving. Smoke alarm. Doors to all further accommodation.

LOUNGE

16' 9" x 12' 4" (5.11m x 3.76m)

UPVC double glazed window to the front aspect. Electric storage heater. TV and telephone sockets.

KITCHEN/BREAKFAST ROOM

12' 10" x 9' 5" (3.91m x 2.87m)

A refitted range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Stainless steel built-under double electric oven, black ceramic hob and chimney extractor hood. Space for a fridge freezer and dining table. Electric storage heater. UPVC double glazed window to the rear aspect.



BEDROOM ONE

12' 4" x 11' 1" max (3.76m x 3.38m)

UPVC double glazed window to the front aspect. Electric storage heater. A range of fitted louvre door wardrobes. Built-in over stairs storage cupboard with shelving.

to the rear aspect.

FRONTAGE

Slab driveway providing one off-road parking space and direct access to the garage.

SINGLE GARAGE

Part obscure glazed swing doors to the front. Power and light connected. Electric consumer unit and electric meter. Door to the rear lobby.

REAR GARDEN

Slab patio across the rear of the property. The garden is



BEDROOM TWO

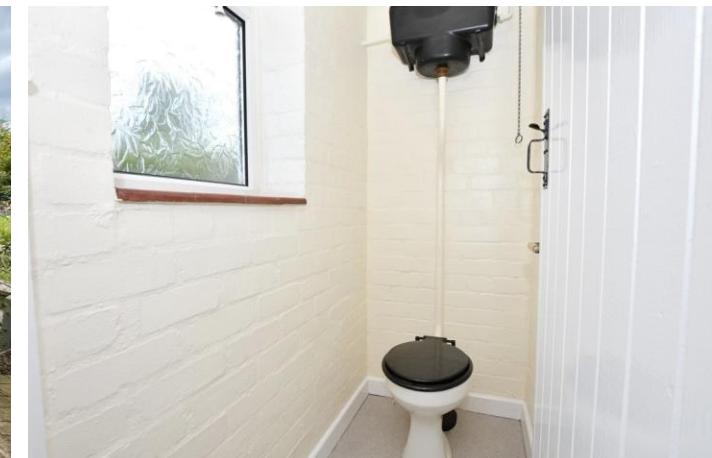
9' 5" x 8' 11" (2.87m x 2.72m)

UPVC double glazed window to the rear aspect. High-efficiency storage heater. Built-in storage cupboard.

BATHROOM

6' 8" x 5' 4" (2.03m x 1.63m)

Refitted white suite comprising: low-level close coupled toilet, pedestal wash hand basin with separate taps and panelled bath with separate taps and electric shower over. Fully tiled walls. Vinyl floor. Wall mounted warm air heater. Obscure UPVC double glazed window



laid mainly to lawn with shaped well-stocked borders to either side. Enclosed by timber fencing and hedgerows.

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.

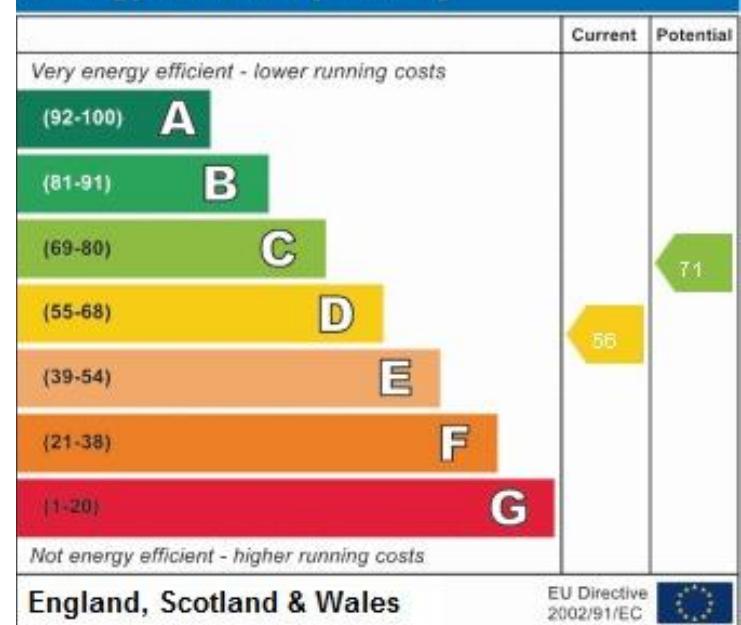
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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).

Energy Efficiency Rating



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
lettings@edwardknight.co.uk
01788 543222

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