



**EDWARD KNIGHT**  
ESTATE AGENTS

WHEATFIELD ROAD, BILTON, RUGBY, CV22 7LN

£1,300 PCM – FEES APPLY







An extended three bedroom semi-detached house located in the sought after residential area of Bilton, which is well served by a wide range of local amenities, reputable schools and offers easy access to Rugby town centre and major roads. The immaculate accommodation briefly comprises: entrance hall, lounge, dining room, kitchen/breakfast room, ground floor shower room/utility, three bedrooms and a refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing and a low maintenance rear garden with summerhouse. Available soon. Unfurnished. Energy rating D.

#### ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Single panel radiator. Terrazzo tiled floor. Telephone socket. Recessed ceiling spotlights. Wall mounted programmable thermostat for the central heating. Stairs rising to the first floor. Under stairs storage cupboard with obscure uPVC double glazed window, electric consumer unit, power and light. Doors to the ground floor shower/utility room and dining area. Door to:

#### LOUNGE

10' 9" x 10' 7" (3.28m x 3.23m)  
uPVC double glazed bay window to the front aspect. Single panel radiator with thermostat control. Engineered wood flooring. TV aerial cable. Decorative fireplace. Coving. Obscure glazed sliding doors to: 10 foot 9 x 10' seven

#### DINING ROOM

10' 9" x 10' 4" (3.28m x 3.15m)  
Double panel radiator with thermostat control. TV aerial cable. Recessed ceiling spotlights. Engineered wood flooring. Opening to:



### KITCHEN/BREAKFAST ROOM

14' 8" x 7' 7" (4.47m x 2.31m)

A refitted range of eye and base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Electric range style cooker with integrated five ring ceramic hob and chimney extractor hood over. Integrated fridge freezer and slimline dishwasher. Engineered wood flooring to the breakfast area and tile effect Amtico flooring to the kitchen area. Recessed ceiling spotlights. Single panel radiator with thermostat control. Three double glazed Velux windows. uPVC double glazed window to the rear aspect. uPVC double glazed patio doors to the garden.

### GROUND FLOOR SHOWER ROOM/UTILITY

7' 8" x 5' 6" (2.34m x 1.68m)

Refitted white suite comprising: wash hand basin with vanity unit under, low-level toilet with concealed cistern and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Ceiling mounted extractor fan. Space and plumbing for a washing machine with shelving over. Wall mounted Worcester combination central heating boiler. Recessed ceiling spotlights. Wood effect Amtico floor. Heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

### STAIRS & LANDING

uPVC double glazed window to the side aspect. Recessed ceiling spotlights. Loft hatch. Doors to all further accommodation:

### BEDROOM ONE

10' 7" x 8' 5" min (3.23m x 2.57m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in triple wardrobe. Double door full height built-in storage cupboard.



### BEDROOM TWO

12' 8" into bay x 10' 3" (3.86m x 3.12m)

uPVC double glazed bay window to the front aspect. Single panel radiator with thermostat control. Freestanding sliding door fronted wardrobe. TV aerial cable. e

### BEDROOM THREE

6' 9" x 5' 8" (2.06m x 1.73m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Recessed ceiling spotlights. Telephone socket.







#### **BATHROOM**

5' 6" x 5' 5" (1.68m x 1.65m)

Refitted white suite comprising: wash hand basin with mixer tap and vanity unit under, low-level close coupled toilet and panelled bath with mixer tap and thermostatic shower over. Tiling to splashback areas. Wall mounted extractor fan. Recessed ceiling spotlights. Wood effect flooring. Column style radiator. Obscure uPVC double glazed window to the rear aspect.

#### **FRONTAGE**

Steps rising to an open porch. Cracked slate terraced fore garden retained by a brick wall to the front.

#### **REAR GARDEN**

Low maintenance slab rear garden with planting borders to the perimeter, outside lights, power and cold water tap. Timber summerhouse with power and light connected. Retained by timber fencing with a gate to the front. Not directly overlooked from the rear.

#### **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.

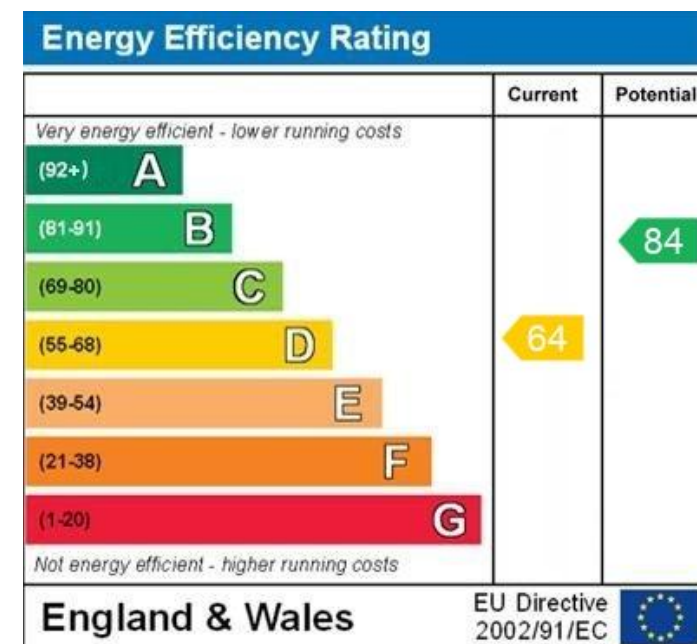
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will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