



**EDWARD KNIGHT**  
ESTATE AGENTS

BENCHES FURLONG, COTON PARK, RUGBY, CV23 0GE

£1,350 PCM – FEES APPLY







A modern bedroom semi-detached house located in the popular residential development of Coton Park, which offers excellent commuter access to the motorway network via junction one of the M6. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, en-suite shower room and family bathroom. The property further benefits from gas fired central heating, uPVC double glazing and an enclosed rear garden. Available mid February. Unfurnished. Energy rating C.

#### ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Single panel radiator. Tiled floor. Stairs rising to the first floor. Built in under stairs storage cupboard. Doors to the lounge and kitchen. Door to:

#### CLOAKROOM

Low-level toilet and wall mounted wash hand basin with tiled splashback. Extractor fan. Single panel radiator.

#### LOUNGE

17' 7" x 9' 11" (5.36m x 3.02m)

uPVC double glazed bow window to the front aspect. uPVC double glazed patio doors to the rear garden. Wood effect flooring. Two single panel radiators. TV and telephone connection points.

#### KITCHEN/DINER

DINING AREA 11' 3" x 8' 4" (3.43m x 2.54m)

KITCHEN AREA 11' 2" x 8' 8" (3.40m x 2.64m)

uPVC double glazed windows to the front and rear aspects. Single panel radiator with thermostat control. A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Space and plumbing for a washing



machine, fridge freezer and further under counter appliance. Floor level warm air heater. Electric consumer unit. Tiled splashback areas. Programmable controls for the central heating and hot water. Part double glazed door to the rear garden.

#### STAIRS AND LANDING

Two uPVC double glazed windows to the front aspect. Single panel radiator with thermostat control. Loft hatch with drop-down ladder. Built in storage cupboard. Enough space for a study area. Doors to all further first floor accommodation

#### BEDROOM ONE

11' 9" x 10' 0" (3.58m x 3.05m)

uPVC double glazed window to the front aspect. Single panel radiator. Built in triple wardrobe. Door to:

#### EN-SUITE

Pedestal wash hand basin, low-level toilet and fully tile shower enclosure with thermostatic shower. Tiling to splashback areas. Vinyl floor. Extractor fan. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

#### BEDROOM TWO

11' 0" x 9' 5" (3.35m x 2.87m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

#### BEDROOM THREE

9' 5" x 7' 3" (2.87m x 2.21m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.

#### FAMILY BATHROOM

9' 2" x 5' 6" (2.79m x 1.68m)

Pedestal wash hand basin, low-level toilet and panelled bath with mixer tap. Tiling to splashback areas. Vinyl floor. Electric shaver socket. Extractor fan.



Single panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

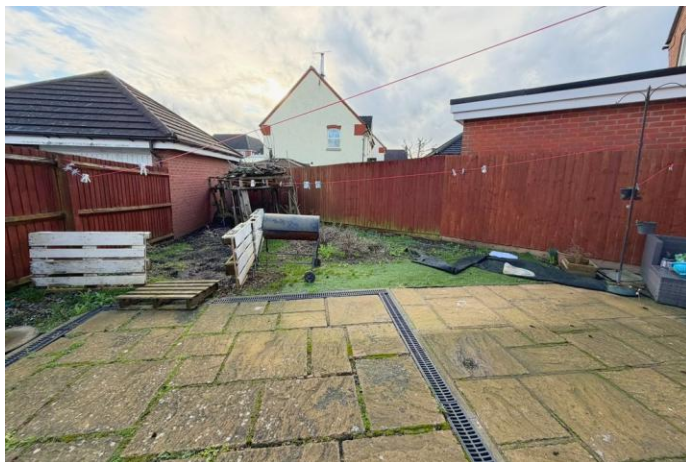
#### FRONT GARDEN

Slab path leading to the front door with laid to lawn areas either side. Storm porch. Access to the rear garden via a timber gate.









#### **REAR GARDEN**

Slab patio across the rear of the property with cold water tap. Artificial turf and planting areas to the remainder. Access down the side of the property to a timber gate. The garden is 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.

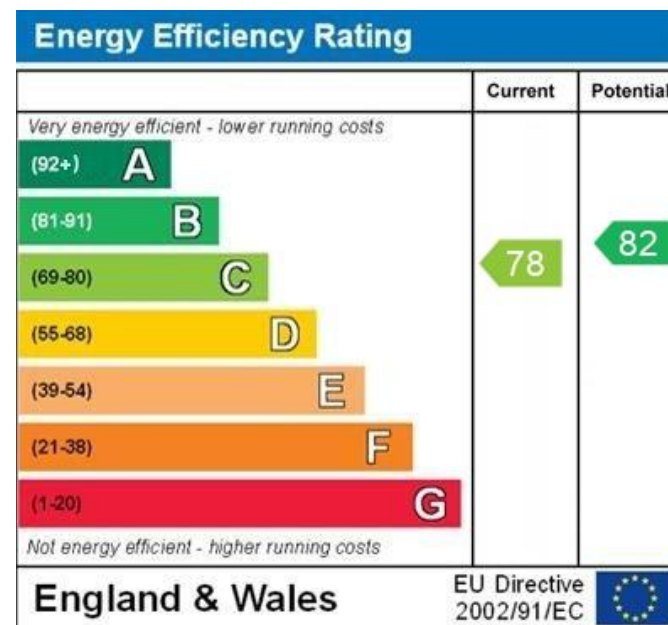
Company Application Fee (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. [www.edwardknight.co.uk](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).



Total area: approx. 102.0 sq. metres (1097.9 sq. feet)



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