



EDWARD KNIGHT
ESTATE AGENTS

HILL CRESCENT, STRETTON ON DUNSMORE, RUGBY, CV23 9NF

£825 PCM





PROPERTY SUMMARY

Edward Knight Estate Agents are delighted to offer for let this lovely three bedroom property situated in the ever popular village of Stretton On Dunsmore. This well kept property offers versatile accommodation set over three floors including a bright and airy lounge with feature fireplace, dining room which flows perfectly into a refitted kitchen with built-in appliances, conservatory overlooking the rear garden, two first floor double bedrooms and one single bedroom, a refitted family shower room and on the second floor is a useful loft room. Available now. Unfurnished. Energy rating E.

LOCATION

Stretton-on-Dunsmore is an old Warwickshire village located just off the A45 (London Road) and the B4455 (Fosse Way). The village is close to good road and rail networks and is accessible by a local bus service running from Coventry to Rugby. The village is also conveniently located for access to Leamington Spa and neighbours the villages of Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore and Wolston.

Stretton-on-Dunsmore Village boast a friendly local community and is well served by a general store/Post Office, a doctors surgery, an outstanding primary school, a public house being The Oak & Black Dog as well as a village hall.



GROUND FLOOR

The ground floor accommodation is accessed from the entrance hall which also has stairs rising to the first floor. The lounge/dining room has been well appointed and tastefully decorated and includes an eye catching feature fireplace. The modern kitchen leads off from the dining room and has fitted appliances, an inset sink and window overlooking the rear garden. The conservatory is a great addition to this home and is of part brick and part uPVC construction.

LOUNGE

14' 8" x 11' 7" (4.47m x 3.53m)

KITCHEN

7' 4" x 8' 8" (2.24m x 2.64m)

DINING ROOM

12' 2" x 7' 4" (3.71m x 2.24m)

CONSERVATORY

12' 10" x 8' 4" (3.91m x 2.54m)

FIRST FLOOR

The landing has a further staircase rising to the second floor and doors to all further first floor accommodation. The master bedroom and shower room overlook the rear garden whilst bedrooms two and three overlook the fore garden and open green space which is located towards the end of Hill Crescent cul-de-sac.

SHOWER ROOM

5' 3" x 6' 2" (1.6m x 1.88m)

MASTER BEDROOM

10' 10" x 8' 10" (3.3m x 2.69m)

BEDROOM TWO

7' 7" x 10' 10" (2.31m x 3.3m)

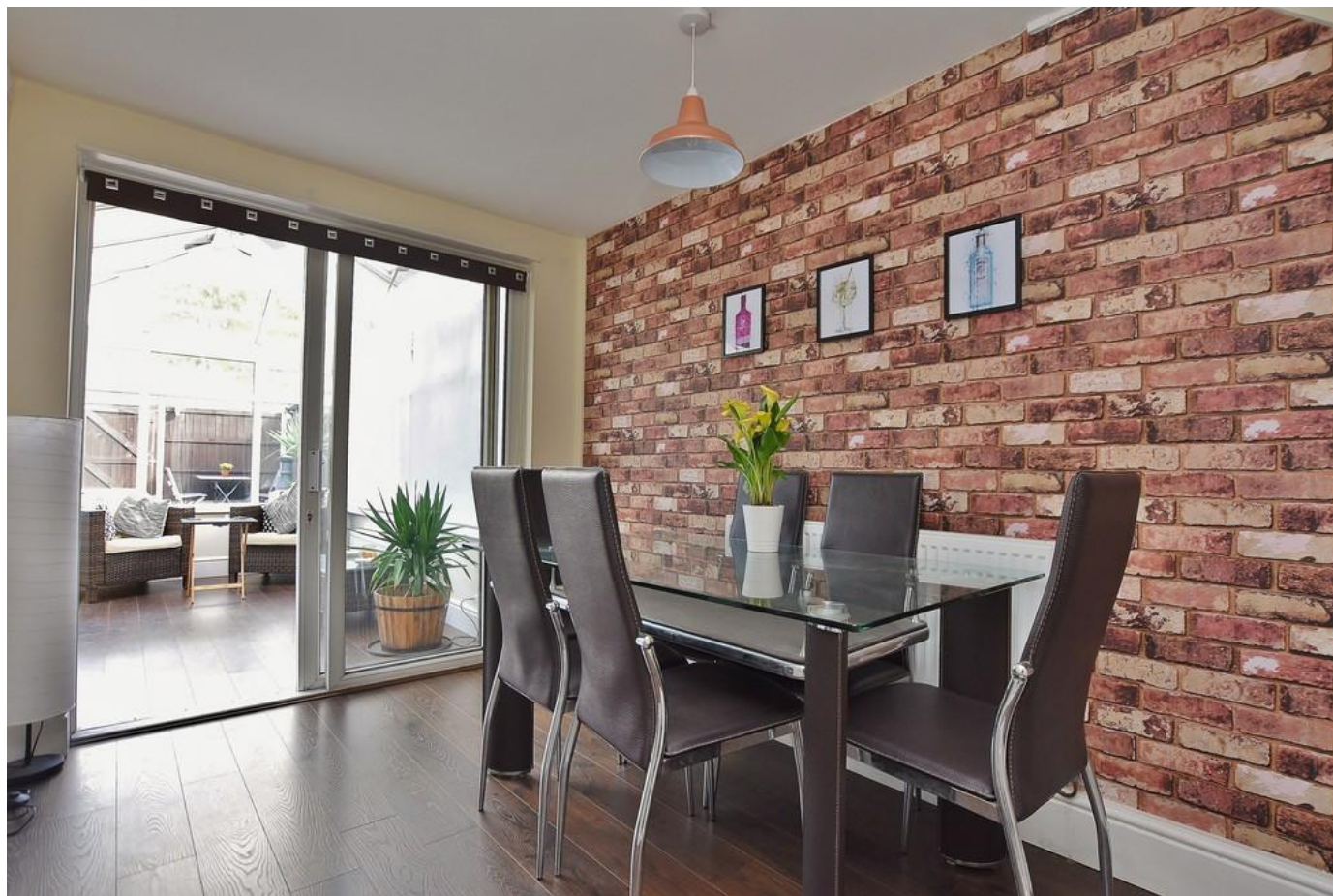
BEDROOM THREE

7' 7" x 7' 4" (2.31m x 2.24m)

LOFT ROOM

15' 3" x 13' 0" (4.65m x 3.96m)

The loft room is accessed from the first floor landing via a fitted staircase, there is ample room for storage and fitted Velux windows.



OUTSIDE

The fore garden has been well kept and creates a welcoming walk to the property entrance. The rear of the property has been renovated to create a slow maintenance space with slatted patio and seating area. There is also a good size timber shed and timber panelled fencing with gateway which leads to the rear of the property.

COUNCIL TAX

Band B







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.

Utilities: including communication services and 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

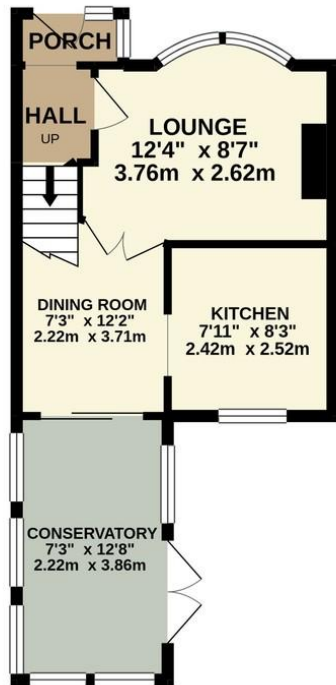
term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

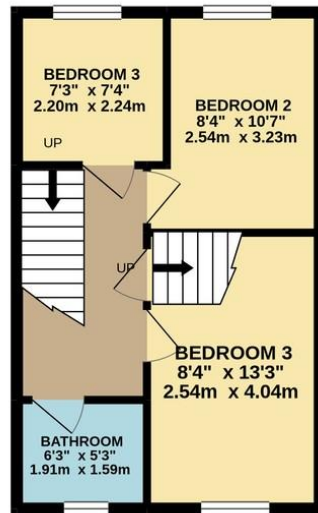
Please visit our website for full details of our referencing criteria and fees.
www.edwardknight.co.uk

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

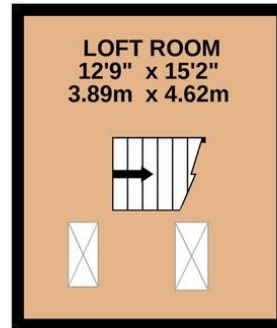
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC