



**EDWARD KNIGHT**  
ESTATE AGENTS

NORTON LEYS, HILLSIDE, RUGBY, WARWICKSHIRE, CV22 5RS

£895 PCM







A deceptively spacious, extended 3/4 bedroom end of mews property located in the highly desirable residential area of Hillside, which is within the catchment of reputable schooling for all ages. The flexible accommodation briefly comprises: entrance porch, lounge, kitchen/breakfast room, dining room/bedroom four, utility lean-to, three bedrooms and bathroom with shower. The property further benefits from gas fired central heating, uPVC double glazing to all external windows, an enclosed rear garden with secluded patio area, two parking spaces and a single garage. Available early February. Unfurnished. Energy rating D.

#### **ENTRANCE PORCH**

Enter via a uPVC panel effect entrance door with an obscure double glazed insert. Built-in double door storage cupboard. Built-in alcove cupboard housing electric meter and fuse box.

#### **LOUNGE**

14' 11" x 19' 10" max into bay (4.55m x 6.05m) reducing to 14' 3" (4.34m)

Enter via an obscure glazed timber panel door. uPVC double glazed bay window to the front aspect. uPVC double glazed window to the side aspect. Two double panel radiators with thermostat control. Feature fireplace with an inset electric fire. TV and telephone points. Stairs rising to the first floor. Door into:

#### **KITCHEN/BREAKFAST ROOM**

14' 10" x 9' 6" (4.52m x 2.90m)

A range of eye and base level units surmounted by contrasting roll edge worksurfaces. Inset sink and drainer with a mixer tap over. Tiling to splash back areas. Cooker. Space and plumbing for a washing machine and dishwasher. Space for an under counter appliance. Vinyl floor. Recessed



ceiling spotlights. Single panel radiator. uPVC double glazed window and door to the utility room. Single glazed window to the utility room. Door into:

#### **BEDROOM FOUR/STUDY/FAMILY ROOM**

14' 2" x 9' 1" (4.32m x 2.77m)

uPVC double glazed windows to the front and rear aspects. Single panel radiator. Wall mounted lights.

#### **UTILITY ROOM/LEAN TO**

12' 1" x 6' 4" (3.68m x 1.93m)

Of timber construction with windows to the rear aspect. Door to the side aspect. Power and light connected. Plumbing and vent for a tumble dryer. Vinyl floor.

#### **STAIRS & LANDING**

Single panel radiator with thermostat control. Coving to ceiling. Loft hatch. Doors to all further first floor accommodation.

#### **BEDROOM ONE**

10' 8" x 8' 2" (3.25m x 2.49m)

uPVC double glazed window to the front aspect. Single panel radiator. Satellite point. Open fronted wardrobe storage area. Coving to ceiling.

#### **BEDROOM TWO**

11' 6" x 8' 3" (3.51m x 2.51m)

uPVC double glazed window to the rear aspect with views over farmland. Single panel radiator.

#### **BEDROOM THREE**

6' 4" x 8' 3" (1.93m x 2.51m)

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



#### **FAMILY BATHROOM**

6' 7" x 6' 3" (2.01m x 1.91m)

White suite comprising: low level toilet, pedestal wash hand basin and a panelled bath with separate taps and combi shower unit over. Tiling to splash back areas. Vinyl floor. Extractor fan. Coving to ceiling. Single panel radiator. An obscure uPVC double glazed window to the rear aspect.

#### **FRONT GARDEN**







Slab path leading to the front of the property. Laid to lawn fore garden. Border area in front of the house with box privet hedge. Access to the rear garden via a timber gate.

#### **REAR GARDEN**

Timber gate at the side of the property leading to a concrete path which leads down the side of the house to a slab patio area with border areas and conifer trees. Timber gate leading to the side parking area. Laid to lawn area with herbaceous borders, trees and shrubs. Enclosed by timber fencing to all sides. Outside security lights.

#### **GARAGE & PARKING**

Single garage located to the side of the garden with an up and over door to the front and two parking spaces in front of the garage.

#### **COUNCIL TAX**

Band C

#### **FEE'S**

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](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).

