



EDWARD KNIGHT
ESTATE AGENTS

EAST STREET, RUGBY, WARWICKSHIRE, CV21 3SQ

£1,050 PCM – FEES APPLY





A modern three bedroom semi-detached property in cul-de-sac location. Entrance hall, lounge/dining room, fitted kitchen, ground floor w.c, three well proportioned bedrooms & bathroom with shower. Gas fired central heating to radiators and uPVC double glazing. Good size enclosed rear garden and off-road parking. Excellent location for access to town centre and railway station. Available mid February. Unfurnished. Energy Rating C.

ENTRANCE HALL

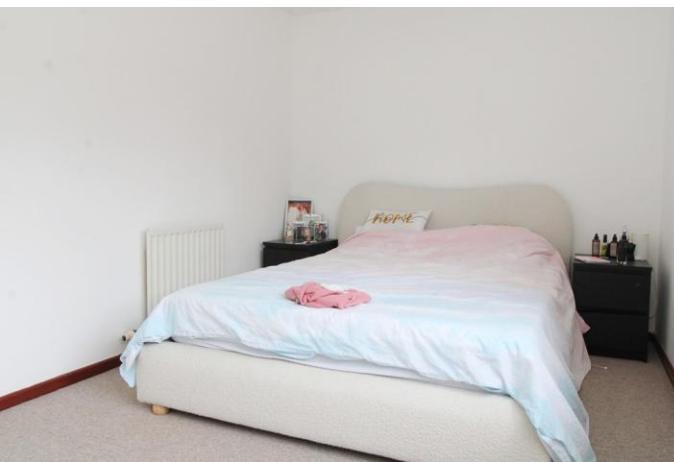
Enter via a composite panel effect door with double glazed inserts. Coving. Ceiling mounted smoke alarm. Stairs rising to the first floor. Door to the kitchen. Door to:

CLOAKROOM

Pedestal wash hand basin with separate taps and low-level close coupled toilet. Tiling to splashback area. Alarm Panel. Vinyl floor. Obscure double glazed UPVC window to the front aspect.

LOUNGE/DINER

15' 9" x 15' 6" (4.8m x 4.72m)
UPVC double glazed window and patio doors to the rear garden. Double panel radiator with thermostatic control. TV aerial socket. Coving to ceiling. Valour gas fire, Built-in understairs storage cupboard.



KITCHEN

9' 7" x 8' 4" (2.92m x 2.54m)
With a range of eye and base level units surmounted by complimentary roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap. Tiling to splashback areas. Built in single electric oven with four ring gas hob. Space and plumbing for a washing machine. Space for undercounter appliance. Extractor fan. Wall mounted gas fired central heating boiler. Single panel radiator. Vinyl floor. Double glazed window to the front aspect.

BEDROOM ONE

15' 5" x 8' 8" (4.7m x 2.64m)

With a UPVC double glazed window to rear aspect.
Single panel radiator. TV aerial point.



BEDROOM TWO

11' 5" x 8' 9" (3.48m x 2.67m)

With a UPVC double glazed window to the front aspect. Single panel radiator.

BEDROOM THREE

8' 3" x 6' 2" (2.51m x 1.88m)

With a UPVC double glazed window to the front aspect. Single panel radiator.

FAMILY BATHROOM

8' 8" x 5' 0" (2.64m x 1.52m)

White suite comprising: pedestal wash hand basin with separate taps, panelled bath with separate taps and thermostatic shower over and a low-level close coupled toilet. Ceiling mounted extractor fan. Vinyl floor. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the side aspect.

FRONTAGE & PARKING

Allocated parking in front of the property. Slab path leading to a storm porch and timber gate to the rear garden. Lawned areas surrounding.

REAR GARDEN

Slab patio across the rear of the property and path leading round to the side to the gate. Timber shed. Steps up to a lawned area which is well screened by trees to the rear.

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.

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.

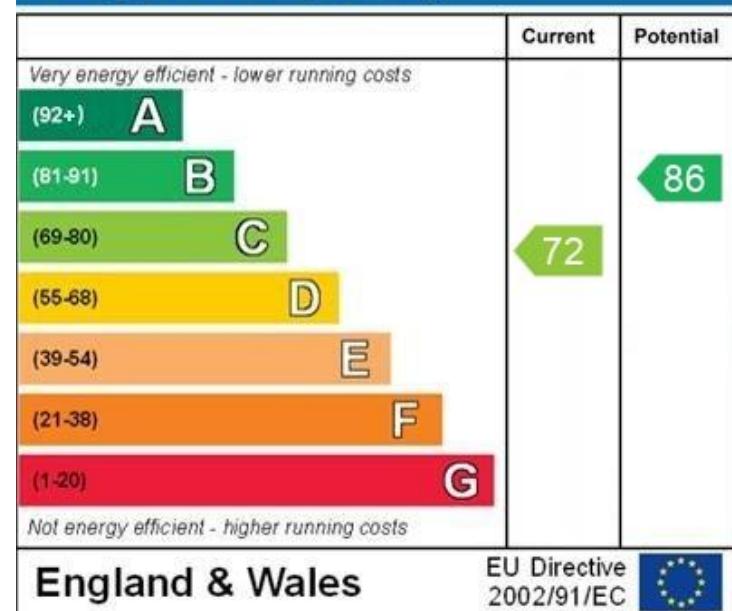
Company Application Fee: £500 plus VAT (plus check-

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



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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.