



**Cobb Close
Coventry , CV2 4GF
£1,325 PCM**



THE PROPERTY

The property is a well-presented, modern build town house with modern fixtures and fittings. The property is spread over three floors.

The ground floor consists of; modern fitted kitchen, large living area, WC & storage cupboard.

The kitchen benefits from; an integrated oven and hob, washing machine, fridge-freezer and cupboard space.

The living area opens up onto an enclosed patio garden - ideal for summer evenings & BBQ's.

The first floor consists of; two good-sized double bedrooms and a contemporary bathroom.

On the second floor is the largest of the double bedrooms, which benefits from an ensuite shower room.

The property has a full serviced and certified boiler for efficient hot water and central heating system. There is also a smoke alarm system throughout the property.

The property is also rented with access to a garage, ideal for storage.

LOCATION

The property is located on a modern build housing community. Local shops, restaurants, banks and supermarkets are within easy walking distance and there are good public transport links into Coventry City Centre.

The property is also within close proximity to the recently built FarGo Village, a creative space with independent shopping, street food, markets, vintage and creative studios.

UTILITIES & COUNCIL TAX

Bills are NOT included in the rental price and would be the

responsibility of the tenants to make their own arrangements.

The Council Tax is Band C for this property.

FURTHER INFORMATION

This property does not have a HMO (House of Multiple Occupation) Licence. Therefore it is not suitable for unrelated sharers (e.g. friends, university students).

This Landlord is ideally looking for a family to let the property on a long term basis.

Deposit & References will be required.

