



 UP Estates



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3 Bedroom House - End Terrace
located on Beake Avenue, Coventry
£1,150

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***NEW CARPETS AND PAINTED**

THROUGHOUTCONSERVATORY**** A great opportunity to rent a well presented three bedroom end terraced property benefitting from off road parking and a spacious garden. Briefly comprising; Hall, Lounge, Kitchen/Diner, Conservatory, Three Bedrooms and a Bathroom. Off road parking to the front and a landscaped garden with wooden garage to rear. **CALL NOW TO VIEW!**

Hall

Entrance with with UPVC, further door Lounge.

Lounge

12'10" x 12'7"

Lounge set to the front with feature fireplace, radiator and under stairs storage.

Kitchen / Diner

16'3" x 10'3"

Open Kitchen Diner with windows and doors to the side and rear. Matching range of wall and base units with space and plumbing for appliances, integrated oven, hob, extractor and sink with mix tap.

Conservatory

12'6" x 8'6"

Dwarf wall conservatory with UPVC windows surrounding and double doors to the rear garden.

Landing

Stairs rising from the ground floor, window to side and loft access.





Bedroom One

10'5" x 10'3"

Bedroom One set to the rear, having UPVC window to rear and central heating radiator.

Bedroom Two

8'9" x 12'7"

Bedroom Two set to the front, having UPVC window to front and central heating radiator.

Bedroom Three

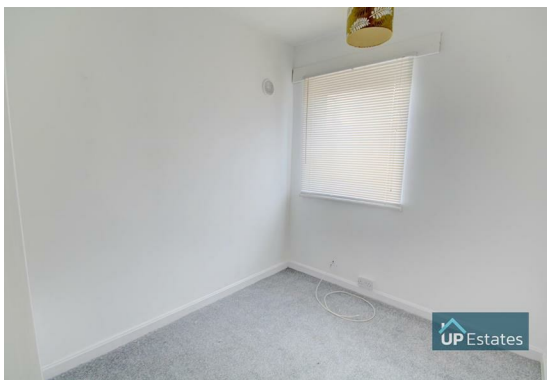
7'2" x 9'6"

Bedroom Three set to the front, having UPVC window to front and central heating radiator.

Bathroom

5'6" x 5'5"

Three piece bathroom with bath and shower over, hand wash basin and low level WC. Heated towel radiator and opaque window to rear.





Outside

Hardstanding frontage providing off road parking for multiple vehicles, gated side access leading to a landscaped rear garden with fence to boundaries and a wooden garage.

RELEVANT LETTING FEES AND TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')

Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate

Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy



We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All properties are available for a minimum of six months, rent is to be paid in advance for each period agreed. It is the tenant's responsibility to insure any personal possessions.



Beake Avenue, Coventry





Total Area: 82.2 m² ... 885 ft²

All measurements are approximate and for display purposes only

CONTACT

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