EDWARD KNIGHT
ESTATE AGENTS

MACAULAY ROAD, RUGBY, CV22 6HE

£1,400 PCM – FEES APPLY









An established three bedroom detached house located in the popular and highly sought after residential area of Shakespeare Gardens, which is within the catchment of reputable schooling for all ages and offers easy access to major roads and Rugby town centre. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, study, three bedrooms and a refitted bathroom. The property further benefits from gas fired central heating with combination boiler, uPVC double glazing, off-road parking, a single garage and an enclosed rear garden. Available early January. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a part obscure double glazed uPVC door with adjoining obscure double glazed full height panel. Radiator with thermostat. Wood effect laminate flooring. Smoke alarm. Under stairs cupboard. Thermostat. Stairs rising to the first floor. Glazed doors to the lounge and kitchen. Door to:

STUDY

6' 4" x 6' 3" (1.93m x 1.91m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate floor.

LOUNGE/DINING ROOM

20' 7" x 12' 2" (6.27m x 3.71m)

uPVC double glazed windows to the side and rear aspect. Wood effect laminate floor. Three radiators with thermostatic controls. Decorative tiled fireplace. Coving. uPVC double glazed door to the rear garden.

KITCHEN

9' 6" x 9' 2" (2.9m x 2.79m)

A range of eye and base level units surmounted by contrasting roll-edge work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built in stainless steel single electric

oven, black ceramic four ring electric hob and concealed extractor hood. Space and plumbing for a washing machine and further undercounter appliance. Wood effect laminate floor. Wall mounted combination central heating boiler. uPVC double glazed window to the side aspect. Part obscure double glazed uPVC door to the garden.

STAIRS & LANDING
Smoke alarm. Loft hatch. Built in double door storage cupboard. Doors to all further first floor accommodation.

BEDROOM ONE
11' 6" x 11' 0" (3.51m x 3.35m)
uPVC double glazed window to the front aspect. Radiator with thermostat control. Coving. Built in double door storage cupboard.

BEDROOM TWO
11' 0" x 7' 8" (3.35m x 2.34m)
uPVC double glazed window to the rear aspect. Radiator with thermostat control. Built in double door storage cupboard. Built in under eaves storage cupboard.

BEDROOM THREE
12' 3" x 6' 4" (3.73m x 1.93m)
uPVC double glazed windows to the front and side aspect. Radiator with thermostat control. Built in over stairs storage cupboard.

BATHROOM
6' 2" x 5' 4" (1.88m x 1.63m)
Refitted white suite comprising: wash hand basin with vanity unit under, low-level close coupled toilet and panelled bath with mixer tap and thermostatic shower over. Wood effect laminate floor. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.



FRONT GARDEN & DRIVEWAY
Block paved driveway providing off-road parking space for two vehicles and direct access to the garage. Lawned fore garden with planted borders to the perimeter. Hedgerow to the right of the driveway. Pathways and gates down both sides of the property to the rear garden.

SINGLE GARAGE
Electric up and over door to the front. Power and light connected. Workbench and shelving. Electric consumer unit and utility meters.











REAR GARDEN

Concrete path adjoining the rear of the property which then leads down both sides to the front via timber gates. Outside cold water tap. Slab patio areas with low brick wall to the perimeter. Concrete path leading to the bottom of the garden and two brick built stores. The garden is then laid mainly to lawn with well-stocked hedgerows and planting borders.

COUNCIL TAX

Band C

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: gas, water, electric, council tax, telephone, 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.

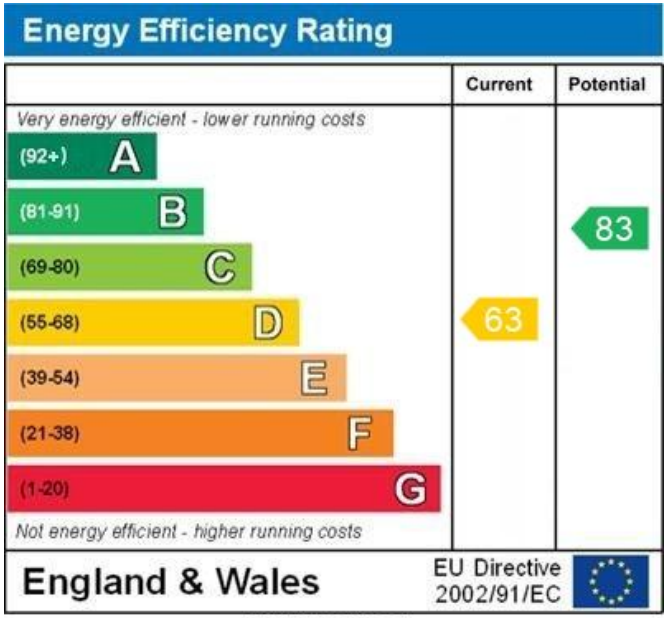
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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 (where the tenancy is taken in the name of a company): £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

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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 are 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