



**EDWARD KNIGHT**  
ESTATE AGENTS

BRAND ROAD, RUGBY, WARWICKSHIRE, CV21 1AF

£1,350 PCM – FEES APPLY





A well presented four bedroom, three storey mews property located in the Caldecott Manor development, offering easy access to Rugby railway station, local amenities, retail parks and major roads. The accommodation briefly comprises: entrance hall, cloakroom, kitchen/dining room, first floor lounge, master bedroom with en-suite, three further bedrooms & a family bathroom. Further benefits include: gas fired central heating, uPVC double glazing, an enclosed rear garden, off-road parking and a single integral garage. Available mid July. Unfurnished. Energy rating TBC.

#### **Entrance Hall**

Enter via a panel effect entrance door. Single panel radiator. Electric consumer unit. Smoke alarm. Laminate flooring. Telephone point. Timer controls for central heating. Stairs rising to first floor. Door to the Kitchen. Door to:

#### **Cloakroom**

Low level toilet and pedestal wash hand basin with tiled splashback. Tile effect floor. Extractor fan. Single panel radiator.

#### **Kitchen/Dining Room**

14' 9" x 12' 4" (4.50m x 3.76m) A range of light wood effect eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap. Tiled splashback areas. Built-in single electric oven, four ring gas hob and concealed extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine and dishwasher. Concealed gas fired combination boiler. Tile effect flooring. Double panel radiator. uPVC double glazed window and patio doors to the rear garden.

#### **First Floor Stairs & Landing**

uPVC double glazed window to the front aspect. Single panel radiator. Smoke alarm. Built-in storage cupboard.



Stairs rising to the first floor. Doors to all further first floor accommodation:

#### Lounge

14' 10" x 13' 4" (4.52m x 4.06m) uPVC double glazed window to the rear aspect. Double panel radiator. Satellite point.

#### Family Bathroom

8' 1" x 5' 6" (2.46m x 1.68m) White suite comprising: pedestal wash hand basin, low level toilet and panelled bath with separate taps. Tiled splashback areas. Vinyl flooring. Extractor fan. Double panel radiator with thermostat control.

#### Bedroom Four

10' 2" max x 8' 2" max (3.10m max x 2.49m max) uPVC double glazed window to the front aspect. Double panel radiator.

#### Second Floor Stairs & Landing

Smoke alarm. Single panel radiator. Doors to all further accommodation:

#### Bedroom One

16' x 9' 3" max (4.88m x 2.82m max) uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Door to:

#### En-Suite

White suite comprising: pedestal wash hand basin, low level toilet and fully tiled shower cubicle with electric shower. Tiled splashback areas. Tile effect flooring. Extractor fan. Single panel radiator. Obscure uPVC double glazed window to the front aspect.

#### Bedroom Two

13' 4" x 8' 4" (4.06m x 2.54m) uPVC double glazed window to the rear aspect. Double panel radiator. Access to loft space.



#### Bedroom Three

10' x 6' 3" (3.05m x 1.91m) uPVC double glazed window to the rear aspect. Single panel radiator. Built-in storage cupboard.

#### Front Garden

Tarmac driveway providing one off-road parking space and direct access to the garage. Slab path leading to the front door with gravelled borders. Courtesy light.

#### Garage

Up and over door to the front. Power and light connected.







#### **Rear Garden**

Slab patio across the rear of the property with path leading to a gate at the bottom of the garden. Security light. Cold water tap. The remainder is laid to lawn with planted border areas. Enclosed by timber fencing.

#### **Council Tax**

Band D

#### **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](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).

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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