



EDWARD KNIGHT
ESTATE AGENTS

FAULKNER ROAD, HOULTON, RUGBY, CV23 1AD

£2,100 PCM – FEES APPLY





A well presented modern four bedroom detached family house located in the highly sought after development of Houlton, which is well served by local amenities including reputable schools and offers easy access to commuter links. Situated in a short drive, the accommodation briefly comprises: entrance hall, cloakroom, lounge, study, kitchen/dining/family room, utility room, four double bedrooms, en-suite shower room and a family bathroom. The property further benefits from dual zone gas central heating, uPVC double glazing, three parking spaces, a single garage and an enclosed rear garden. Available early August. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with double glazed panel over. Single panel radiator. Porcelain tile floor. Stairs rising to the first floor. Built in under stairs storage cupboard with fibre broadband connect point. Doors to the lounge, study and kitchen. Door to:

CLOAKROOM

Wall mounted wash hand basin and low-level toilet. Porcelain tiled floor. Extractor fan. Single panel radiator with thermostat control.

LOUNGE

14' 9" x 10' 6" (4.5m x 3.2m)

uPVC double glazed window to the front aspect. Two single panel radiators with thermostat controls. Wall mounted thermostat for the central heating. Amtico flooring. A range of fitted cabinetry including display units.

STUDY

8' 1" x 6' 5" (2.46m x 1.96m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. A range of fitted office furniture including desks and overhead storage. Virgin Media connection point.



KITCHEN/DINING/FAMILY ROOM

26' 5" x 16' 0" max into bay (8.05m x 4.88m)

A range of eye and base level units surmounted by contrasting worktops incorporating a breakfast bar. Inset stainless steel 1.5 bowl sink and drainer with mixer tap and separate filtered water tap. Built in stainless steel single electric oven, combination microwave, gas hob and chimney extractor hood. Integrated fridge freezer and dishwasher. Porcelain tile floor. A range of fitted cabinetry and display units. Two double panel radiators with thermostat controls. uPVC double glazed window to rear aspect. uPVC double glazed patio doors with adjoining full height double glazed units to the rear garden. Door to:

UTILITY ROOM

Further eye and base units surmounted by worktops. Space and plumbing for a washing machine and further under counter appliance. Wall mounted central heating boiler. Extractor fan. Electric consumer unit. Porcelain tile floor. Single panel radiator with thermostat control. Part obscure double glazed composite panel effect door to the drive.

STAIRS & LANDING

Built in airing cupboard. Doors to all further first floor accommodation:

BEDROOM ONE INCLUDING DRESSING AREA

10' 9" x 9' 2" min (3.28m x 2.79m)

uPVC double glazed window to the front aspect. Single panel radiator. Wall mounted thermostat for the first floor central heating. Virgin Media connection point. Dressing area with further uPVC double glazed window to the front aspect and fitted wardrobes. Door to:

ENSUITE

White suite comprising: low-level toilet, pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Porcelain tiled floor. Extractor fan.



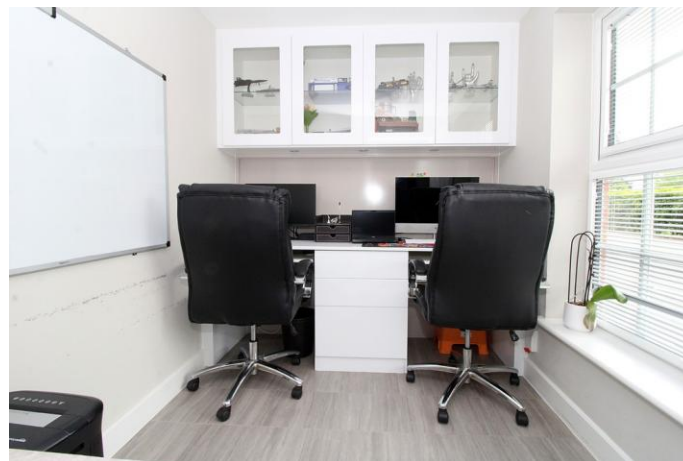
Recessed ceiling spotlights. Electric shaver socket. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the side aspect.

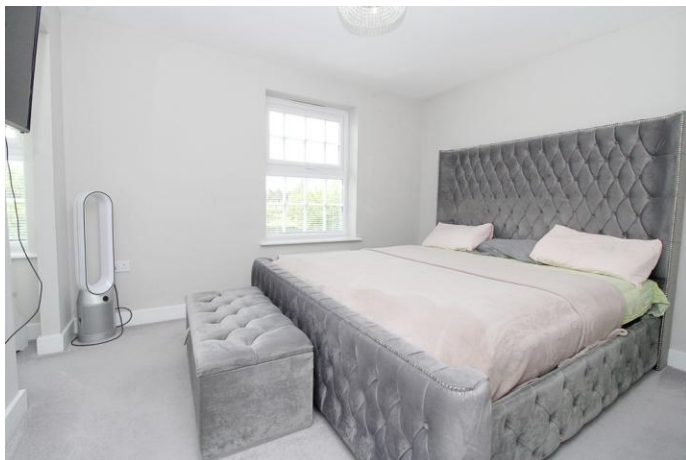
BEDROOM TWO

11' 7" max x 9' 2" to wardrobes (3.53m x 2.79m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat. Built-in sliding double mirror door fronted wardrobe. Fitted display cabinet. Built-in over stairs storage cupboard.







BEDROOM THREE

10' 11" x 8' 3" (3.33m x 2.51m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. Fitted double sliding door fronted mirrored wardrobe.

BEDROOM FOUR

9' 11" x 8' 10" (3.02m x 2.69m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. Fitted sliding double mirrored door fronted wardrobe.

FAMILY BATHROOM

8' 0" x 6' 8" (2.44m x 2.03m)

White suite comprising: panelled bath with thermostatic mixer tap and shower unit over, pedestal wash hand basin, low-level toilet and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Porcelain tiled floor. Recessed ceiling spotlights. Extractor fan. Double panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE

Slab path leading to the front door with storm porch and courtesy lights. Cracked slate border areas either side. Outside power socket. Tarmac driveway with two off-road parking spaces, electric car charging point and timber gate into the rear garden. Further parking space available in a layby opposite the property.

SINGLE GARAGE

Up and over door to the front. Power and light connected. Part double glazed uPVC courtesy door to the rear garden.

REAR GARDEN

Slab patio across the rear of the property with timber gate leading to the drive. Cold water tap and outside power socket. Decked seating area with timber



pergola over. The remainder is laid to lawn and enclosed by timber fencing and brick walls.

COUNCIL TAX

Band D

FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 week's 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 month's 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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

