



EDWARD KNIGHT
ESTATE AGENTS

25 THE CRESCENT, BRINKLOW, RUGBY, CV23 0LG

£1,100 PCM





Edward Knight are proud to offer for let this delightful two bedroom cottage overlooking a green in the sought after village of Brinklow, which is well well served by a wide range of amenities and offers easy access to Rugby, Coventry and major roads. The property has been recently updated and briefly comprises: entrance lobby, lounge, refitted kitchen, garden room, ground floor w.c/utility, two double bedrooms & a refitted first floor bathroom. Further benefits include gas fired central heating, majority uPVC double glazing a low maintenance decked rear garden with shed. Available mid August. Unfurnished. Energy rating D.

ENTRANCE LOBBY

Enter via a timber panel door with stained glass insert. Door to:

LOUNGE

15' 5" x 9' 5" (4.7m x 2.87m)
 uPVC double glazed window to the front aspect. Single panel radiator with thermostatic control. Vinyl floor. Cabinet housing the electric consumer unit and utility meters. TV and telephone points. Chimney breast recess. Stairs rising to the first floor. Part glazed timber door to:

KITCHEN

13' 11" x 6' 7" (4.24m x 2.01m)
 A refitted range of shaker style eye and base level units surmounted by wood effect worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Freestanding double electric cooker with integrated ceramic hob and extractor hood over. Space for a fridge freezer. Vinyl floor. Window to the rear aspect. Part obscure glazed door to the garden. Part glazed timber door to:

GARDEN ROOM

12' 9" x 10' 1" (3.89m x 3.07m)
 uPVC double glazed window to the rear aspect. uPVC



double glazed sliding patio doors to the garden.
Double panel radiator with thermostatic control. Vinyl floor. Loft hatch. Cupboard housing the central heating boiler. Door to:

UTILITY/WC

6' 7" x 5' 1" (2.01m x 1.55m)

Low-level close coupled toilet and wall mounted wash hand basin with tiled splashback. Cupboard with space and plumbing for a washing machine and tumble dryer. Vinyl floor. Wall mounted extractor fan. Single panel radiator.

STAIRS & LANDING

Wall mounted thermostat for the central heating. Smoke alarm. Laminate floor to the landing. Built-in airing cupboard with hot water cylinder. Doors to all further first floor accommodation.

BEDROOM ONE

12' 3" x 9' 3" (3.73m x 2.82m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostatic control. Wood effect laminate floor. Built-in overstairs storage cupboard. Standard storage cupboard.

BEDROOM TWO

9' 7" x 6' 6" (2.92m x 1.98m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostatic control.

BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m)

Refitted white suite comprising: pedestal wash hand basin, low-level close coupled toilet and panelled bath with side mounted taps and electric shower over. Tiling to splashback areas. Vinyl floor. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.



REAR GARDEN

Completely to timber decking with carriage style courtesy lights around the perimeter, partially covered with a corrugated roof to the side return. Raised decked seating area and timber shed. Low-level picket fencing to the rear with gate leading to a shared access with bin storage area.

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.

Utility Supplies: including payment for communication services (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: £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).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	86	