



EDWARD KNIGHT
ESTATE AGENTS

STRETTON CLOSE, RUGBY, CV23 0YD

£795 PCM





A fantastic opportunity to rent a modern two bedroom mid mews property built by Taylor Wimpey Homes in the Rochberie Heights development located close to junction one of the M6. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen, two bedrooms and family bathroom. The property further benefits from gas-fired central heating, UPVC double glazing, two off-road parking spaces and an enclosed rear garden with shed. Available late August. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. With single panel radiator. Wood effect laminate floor. Ceiling mounted mains powered smoke alarm. Stairs rising to the first floor. Door to the lounge. Door to:

CLOAKROOM

With a white suite comprising of: corner pedestal wash hand basin with mixer tap and tiled splash back and a low level close coupled toilet. Wood effect vinyl floor. Extractor fan. Single panel radiator with thermostat control. Obscure double glazed UPVC window to the front aspect.

LOUNGE/DINING ROOM

13' x 12' 2" (3.96m x 3.71m)

With UPVC double glaze French doors to the rear garden with adjoining full height UPVC double glazed panels. Double panel radiator with thermostat control. TV and telephone points. Wall mounted timer thermostat for central heating. Built-in understairs storage cupboard with electric consumer unit.

KITCHEN

9' 10" x 6' 1" (3.00m x 1.85m)

With a range of eye and base level units



surmounted by contrasting roll edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built in Zanussi stainless steel single electric oven, four ring gas hob, splashback panel and concealed extractor hood. Space and plumbing for a washing machine, dishwasher, and fridge freezer. Wood effect vinyl floor. Concealed Ideal combination central heating boiler. Under unit lights. Floor level warm air heater. UPVC double glazed window to the front aspect.

STAIRS & LANDING

With a single panel radiator. Mains powered smoke alarm. Loft hatch. Doors to all further first floor accommodation.

BEDROOM ONE

10' 11" to wardrobes x 8' 4" (3.33m x 2.54m)

With two uPVC double glazed windows to the front aspect. Double panel radiator with thermostat control. Double door built in wardrobe. Built in over stairs storage cupboard with slatted shelf.

BEDROOM TWO

10' 11" x 7' 1" (3.33m x 2.16m)

With a UPVC double glazed window to the front rear aspect. Single panel radiator with thermostat control. Built in double door wardrobe.

BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m)

With a white bathroom suite comprising of: low level close couple toilet, pedestal wash hand basin and panelled bath with separate taps and thermostatic shower unit over. Tiling to splashback areas. Tile effect floor. Ceiling mounted extractor



fan. Single panel radiator with thermostat control.

FRONT GARDEN

Slab path leading to the front door with storm porch over and courtesy light. Wood mulch borders with low plants.

REAR GARDEN

Slab patio area to the rear of the property with slab path leading to the rear of the garden where there is a timber shed and timber gate leading to the parking area. The remainder is laid to lawn and enclosed by timber fencing to all sides.





PARKING

Two parking spaces located to the side of the neighbouring property.

COUNCIL TAX

Band B

FEES

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: including communication services and 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).

