



**EDWARD KNIGHT**  
ESTATE AGENTS

ADDISON ROAD, RUGBY, CV22 7DA

£1,300 PCM – FEES APPLY





A three bedroom semi-detached house located between Rugby town centre and Bilton village. The location offers easy access to the relief road and is within the catchment of reputable schooling. The accommodation briefly comprises: entrance hall, lounge, refitted kitchen/dining room, garden room, three bedrooms and a refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off road parking and a good size rear garden with outside storage. Available mid July. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Enter via a uPVC double glazed door with adjoining obscure double glazed panel. Single panel radiator with thermostat control. Under stairs cupboard. Wood effect laminate floor. Stairs leading to first floor. Doors to further accommodation. Door to:

#### **LOUNGE**

13' 3" x 11' 6" (4.04m x 3.51m)  
uPVC double glazed bow window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate floor. Wall mounted lights. Coving.

#### **KITCHEN/DINING ROOM**

17' 3" x 14' 11" (5.26m x 4.55m)  
With a refitted range of base and eye level units surmounted by contrasting worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Tiled floor to the kitchen area. Laminate flooring to the dining area. Cupboard housing a combination boiler with space and plumbing for washing. Single panel radiator. uPVC double glazed window to rear aspect. uPVC double glazed door to side aspect. Glazed casement doors to:



### GARDEN ROOM

11' 3" x 6' 2" (3.43m x 1.88m)

uPVC double glazed sliding patio doors to the garden.  
uPVC double glazed window to the rear aspect.  
Radiator with thermostat control. Wood effect laminate flooring.

### STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft access. Doors to further accommodation.

### BEDROOM ONE

13' 2" x 11' 5" (4.01m x 3.48m)

uPVC double glazed window to the front aspect.  
Radiator with thermostat control.

### BEDROOM TWO

11' 4" x 11' 3" (3.45m x 3.43m)

uPVC double glazed window to the rear aspect.  
Radiator with thermostat control.

### BEDROOM THREE

9' 3" x 5' 8" (2.82m x 1.73m)

uPVC double glazed window to the front aspect. Single panel radiator. Overstairs cupboard.

### BATHROOM

Refitted white suite comprising: low level toilet, wash hand basin with vanity unit under and bath with thermostatic shower over. Fully tiled walls and floor. Radiator. Obscure uPVC double glazed window to the rear aspect.

### FRONT GARDEN & DRIVE

Block paved driveway. Side access gate to the rear garden. Fore garden with low retaining brick wall at the front.

### REAR GARDEN

Concrete and slabs adjoining the side and rear of the



property. Steps rise to the main garden area which is enclosed by timber fencing to the boundary.

Former garage with swing doors to the front.

### 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](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).

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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