



EDWARD KNIGHT
ESTATE AGENTS

SOUTH STREET, RUGBY, CV21 3SF

£1,300 PCM – FEES APPLY





A deceptively spacious and recently improved three bedroom mid terrace property located within walking distance of Rugby railway station and offers easy access to Rugby town centre and major roads. The well presented accommodation is set over three floors and briefly comprises: entrance porch, lounge, dining room, refitted kitchen, utility room, ground floor WC, two first floor double bedrooms, an impressive refitted four piece bathroom with balcony and second floor double bedroom. The property further benefits from gas fired central heating, double glazing, a low maintenance rear garden, store room and garden room. Available now. Unfurnished. Energy rating E.

ENTRANCE PORCH

Enter via an obscure double glazed uPVC door. Electric meter. Obscure glazed casement door to:

LIVING AREA

14' 6" into bay x 12' 7" max (4.42m x 3.84m)
PVC double glazed bay window to the front aspect. Radiator. Decorative fireplace surround. Satellite connection point. Wall mounted lights. Overhead cabinet housing the electric consumer unit. Cabinet housing the gas meter. Dado rail. Stairs rising to the first floor. Open through to:



DINING AREA

12' 11" x 12' 10" (3.94m x 3.91m)
uPVC double glazed window to the rear aspect. Radiator. Brick built fireplace with decorative inset fire. Cable and fibre optic broadband connection points. Dado rail. Wall mounted lights. Built in under stairs storage cupboard. Door way to:



KITCHEN

11' 9" x 7' 10" (3.58m x 2.39m)
A refitted range of Shaker style eye and base level units surmounted by contrasting worktops. Inset stainless steel 1 .5 bowl sink and drainer with mixer tap over.

Tiling to splashback areas. Built in stainless steel single electric oven, four ring black ceramic induction hob and chimney extractor hood. Space for a fridge freezer and dishwasher. Concealed combination central heating boiler. Recessed ceiling spotlights. Tiled floor. Radiator. uPVC double glazed window to the side aspect. uPVC double glazed door to the rear garden. Doorway to:

UTILITY ROOM

6' 2" x 5' 0" (1.88m x 1.52m)

Shaker style base units surmounted by solid wood work surfaces. Belfast style sink with mixer tap over. Space and plumbing for a washing machine. Tiled floor. Recessed ceiling spotlights. Extractor fan. Contemporary vertical column style radiator. Obscure uPVC double glazed window. Door to:

GROUND FLOOR WC

Low-level close coupled toilet. Tiled floor. Obscure uPVC double glazed window to the rear aspect.

FIRST FLOOR STAIRS & LANDING

Single panel radiator with thermostat. Door to the loft room stairwell and doors to all further first floor accommodation:

BEDROOM ONE

12' 7" x 9' 2" min (3.84m x 2.79m)

uPVC double glazed bay window to the front aspect. Single panel radiator. Dark wood effect laminate flooring. Exposed beam. Fitted reclaimed timber dressing table.

BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3m)

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



FAMILY BATHROOM

11' 2" x 7' 11" (3.4m x 2.41m)

Refitted contemporary bathroom suite comprising: wash hand basin with vanity unit under and waterfall style mixer tap, freestanding bath with mixer tap over, low level toilet and double shower enclosure with thermostatic shower. Fully tiled walls and floor. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed door opening to a slab balcony area with metal railings to the perimeter.







LOFT ROOM BEDROOM THREE

15' 1" to under eaves x 11' 6" (4.6m x 3.51m)
Accessed through a door from the main landing. Stairs rise directly into the room. Four dual aspect double glazed Velux windows. Radiator. Recessed ceiling spotlights. Under eaves storage cupboard.

FRONT GARDEN

Gravel fore garden retained by walls with an assortment of plants and a path leading to the front door. Shared side access to the rear garden through a lockable gate.



REAR GARDEN

Small decked area outside the kitchen door leading to a block-paved side return and then a slab area across the rear of the property with cold water tap and timber gate leading to the shared side access. The remainder of the garden is to slabs with planting border areas and is enclosed by brick walls to both sides.

OUTBUILDINGS

Ground floor store.

Metal open tread steps rise to the upper level of the outbuilding, which could be used as a garden office/gym (16' 0" x 6' 4" (4.88m x 1.93m)). Two uPVC double glazed windows. Power and light connected.

COUNCIL TAX

Band B



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.

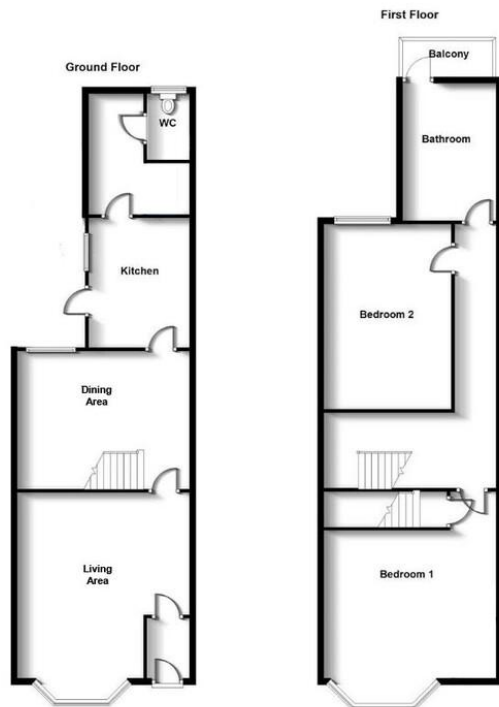
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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.

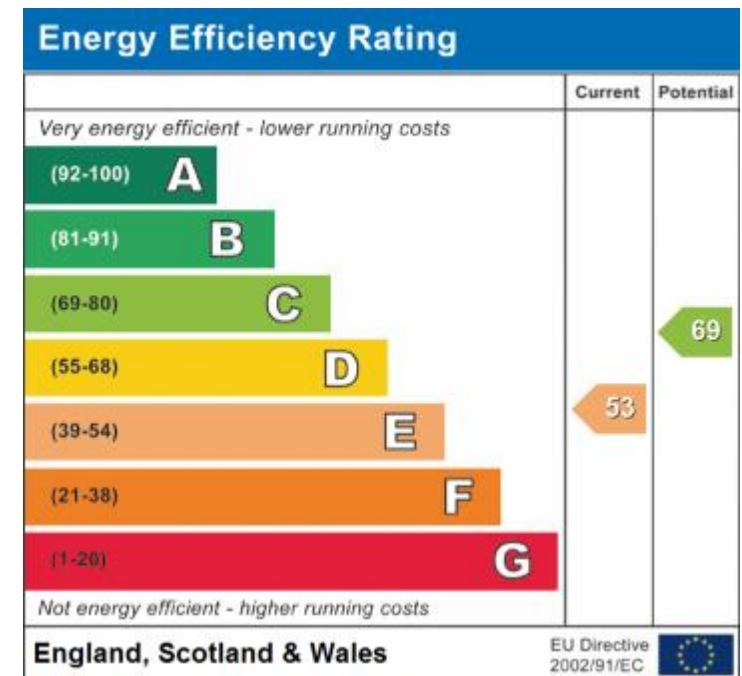
Company Application Fee (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. www.edwardknight.co.uk

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 and 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