EDWARD KNIGHT
ESTATE AGENTS

HOPPS LODGE DRIVE, RUGBY, WARWICKSHIRE, CV21 3UW

£1,100 PCM – FEES APPLY









A well presented modern two bedroom semi-detached house conveniently located within walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, two well proportioned bedrooms & a bathroom. The property further benefits from gas fired central heating, double glazing, an enclosed rear garden and an allocated off-road parking space. Available early January. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a part obscure double glazed panel effect composite door. Wall mounted electric consumer unit. Single panel radiator. Door to the lounge. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin with separate taps and low-level close coupled toilet. Tiled splashback area. Single panel radiator with thermostat control. Obscure double glazed window to the front aspect.

LOUNGE

14' 2" max x 10' 6"min (4.32m x 3.2m)

Double glazed window to the front aspect. Single panel radiator with thermostat control. TV and satellite connections. Telephone socket. Under stairs storage cupboard. Wall mounted thermostat for the central heating. Stairs rising to the first floor. Ceiling mounted smoke alarm. Door to:

KITCHEN/DINING ROOM

13' 3" x 8' 8" (4.04m x 2.64m)

A range of eye and base level units surmounted by contrasting roll edge 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 concealed extractor hood. Space and plumbing for a washing machine

and fridge freezer. Wall mounted Worcester combination central heating boiler. Vinyl floor. Radiator. UPVC double glazed window to the rear aspect. Part obscure double glazed composite door to the rear garden.

STAIRS & LANDING
Single panel radiator with thermostat control. Smoke alarm. Loft hatch. Doors to all further first floor accommodation

BEDROOM ONE
13' 3" max x 10' 5" (4.04m x 3.18m)
Double glazed window to the front aspect. Radiator. Built-in over stairs storage cupboard with slatted shelving. Freestanding wardrobe. TV aerial socket.

BEDROOM TWO
12' 6" x 6' 9" (3.81m x 2.06m)
Double glazed window to the rear aspect. Single panel radiator with thermostat control.

BATHROOM
6' 2" x 5' 6" (1.88m x 1.68m)
White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Electric shaver socket. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Obscure double glazed window to the rear aspect.

FRONT GARDEN
Slab path leading to the front door which has a carriage style courtesy light. Wood mulch borders either side with box privet hedge row to the front perimeter retained by metal railings.

REAR GARDEN
Slab patio adjoining the rear of the property with a slab path leading to a shed and timber gate. Laid to lawn



areas with borders down both sides. Gravelled bin storage area to the rear. Timber gate leading to a rear access alleyway which goes to the parking area. Enclosed by timber fencing and brick walls

PARKING
One allocated parking space in the parking area behind the property.

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: 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).



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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 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