



**EDWARD KNIGHT**  
ESTATE AGENTS

DORRIT PLACE, BUTTERFIELD GARDENS, RUGBY, CV21 1FZ

£1,350 PCM – FEES APPLY





A modern three bedroom mid terrace house located on the Taylor Wimpey development of Butterfield Gardens, which offers excellent access to the railway station, motorways and amenities. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/breakfast room, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Further benefits include: gas fired central heating, uPVC double glazing, two off-road parking spaces and an enclosed rear garden with shed. Available early July. Unfurnished. Energy rating TBC.

#### **ENTRANCE HALL**

Enter the property via a panel effect entrance door with obscure double glazed inserts. Double panel radiator. Electric consumer unit. Wood effect Amtico flooring. Wall mounted timer controls and thermostat for central heating. Under stairs storage cupboard with hanging space. Under stairs storage area. Smoke alarm. Stairs rising to the first floor. Part glazed doors leading through to the lounge and kitchen. Door to:

#### **CLOAKROOM**

With a white pedestal wash hand basin. Low level close coupled toilet. Single panel radiator with thermostat control. Tiling to splash back areas. Extractor fan. Wood effect Amtico flooring.

#### **LOUNGE**

15' 4" x 10' 5" (4.67m x 3.18m)  
uPVC double glazed doors with adjoining full height panels to the rear garden. Double panel radiator. Wall mounted timer/thermostat for independent heating. Satellite and television points. Wood effect Amtico flooring.

#### **KITCHEN**

11' 2" x 9' 11" (3.4m x 3.02m)  
With a range of light wood effect eye and base level



units and surmounted by contrasting roll-edge work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in Zanussi stainless steel single electric oven with a four ring gas hob and stainless steel splash back panel and concealed extractor hood. Space and plumbing for a washing machine and fridge/freezer. Under unit lights. Concealed Ideal central heating boiler. Wood effect Amtico flooring. Double panel radiator. Extractor fan. uPVC double glazed window to the front aspect.

#### STAIRS & LANDING

With access to loft space. Smoke alarm. Doors to all further accommodation.

#### BEDROOM ONE

11' 10" x 7' 9" (3.61m x 2.36m)

With a uPVC double glazed window. Single panel radiator with thermostat control. Satellite point. Wardrobe recess. Door to:

#### EN-SUITE/SHOWER ROOM

White suite comprising of: pedestal wash hand basin with mixer tap, low level close coupled toilet and fully tiled shower cubicle. Tiling to splash back areas, tiled floor. Extractor fan. White heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

#### BEDROOM TWO

10' 5" x 8' 4" (3.18m x 2.54m)

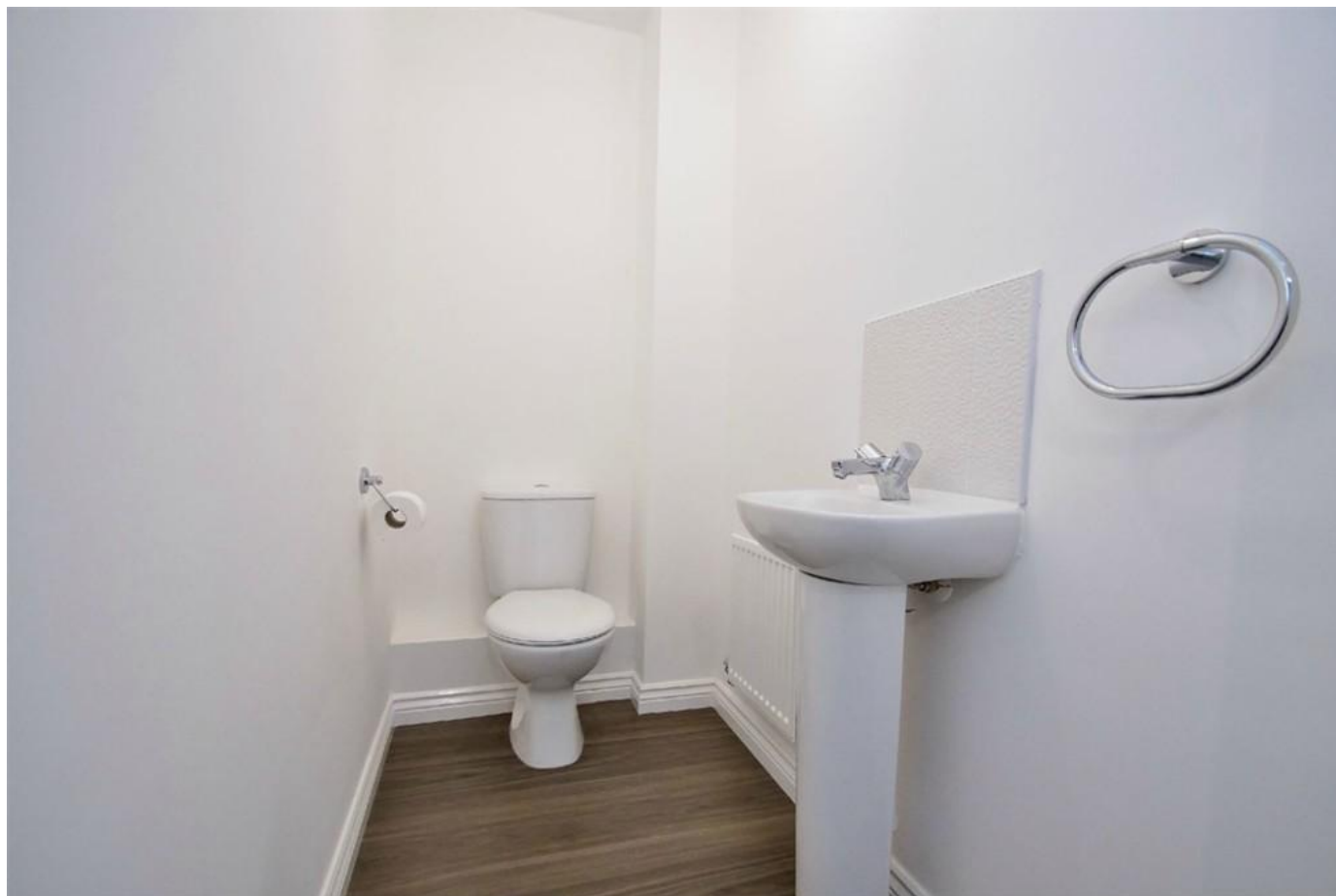
With a uPVC double glazed window to the rear aspect. Single panel radiator.

#### BEDROOM THREE

10' 5" x 6' 9" (3.18m x 2.06m)

With a uPVC double glazed window to the rear aspect. Single panel radiator.

#### BATHROOM



6' 11" x 5' 6" (2.11m x 1.68m)

White suite comprising: low level toilet, pedestal wash hand basin and panelled bath with combi shower unit over. Tiling to splashback areas. Extractor fan. Tiled floor. Single panel radiator.

#### FRONT GARDEN & PARKING

Two allocated off-road parking spaces. Slab path leading to the front door with storm porch and courtesy light.





## REAR GARDEN

Slab path across the rear of the property which leads down the garden to a timber shed. The remainder is laid to lawn and enclosed by timber fencing with a timber gate to the rear.

## COUNCIL TAX

Band C

## FEES

Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

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.

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).

14 Regent Street, Rugby,  
Warwickshire, CV21 2PY

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)  
[lettings@edwardknight.co.uk](mailto:lettings@edwardknight.co.uk)  
01788 543222

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