



**EDWARD KNIGHT**  
ESTATE AGENTS

9 BERRYBANKS, BILTON, RUGBY, CV22 7JJ

£1,450 PCM





A well presented modern three bedroom end of terrace house with garage located in the sought after residential area of Bilton, which offers easy access to transport links and is within the catchment of schooling for all ages. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms, en-suite shower and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, single garage and a southerly facing rear garden. Available end of July. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Enter via a composite panel effect door with obscure double glazed inserts. Double panel radiator. Wood effect flooring. Thermostat for the central heating. Ceiling mounted smoke alarm. Telephone socket. Stairs rising to the first floor. Doors to the lounge and kitchen. Door to:

#### **CLOAKROOM**

White suite comprising: semi pedestal wash hand basin and low-level close coupled toilet. Tiling to half height. Vinyl flooring. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the front aspect.



#### **LOUNGE/DINING ROOM**

14' 9" x 14' 8" (4.5m x 4.47m)

UPVC double glazed patio doors to the rear aspect. Two double panel radiators with thermostat controls. Fireplace with inset living flame gas fire. Virgin Media connection points and satellite connection. Covings. Built in under stairs storage cupboard.

#### **KITCHEN**

11' 9" x 7' 8" (3.58m x 2.34m)

A range of eye and base level units surmounted by marble effect worktops. Inset stainless steel 1.5 bowl sink

and drainer with mixer tap over. Tiling to splashback areas. Stainless steel built under double electric oven, four ring gas hob and chimney extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine and dishwasher. Concealed gas fired central heating boiler and wall mounted timer controls for the heating and hot water. Electric consumer unit. Wood effect laminate flooring. Single panel radiator with thermostat control. UPVC double glazed window to the front aspect.

#### FIRST FLOOR STAIRS & LANDING

Single panel radiator with thermostat control. Smoke alarm. Doors to all further first floor accommodation:

#### BEDROOM TWO

15' 0" x 11' 1" (4.57m x 3.38m)

UPVC double glazed window to the rear aspect.

Double panel radiator with thermostat control. TV aerial connection.

#### BEDROOM THREE

9' 8" x 7' 9" (2.95m x 2.36m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostat control.

#### FAMILY BATHROOM

7' 9" x 5' 9" (2.36m x 1.75m)

White suite comprising: low-level close coupled toilet, semi pedestal wash hand basin and panelled bath with mixer tap and shower attachment. Tiling to splashback areas. Vinyl flooring. Ceiling mounted extractor fan. Electric shaver socket. Recessed ceiling spotlights. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the side aspect.



#### MAIN BEDROOM STAIRWELL

UPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built in airing cupboard housing the hot water cylinder with slatted shelf over. Smoke alarm. Stairs rising to:

#### BEDROOM ONE

15' 0" x 14' 8" (4.57m x 4.47m)

UPVC double glazed window to the front aspect. Double glazed Velux window to the rear aspect. Two double panel radiators with thermostat controls. Built in double wardrobe. Built in storage cupboard. Built in under eaves storage cupboard. Satellite connection.







Smoke alarm. Loft hatch. Door to:

#### **ENSUITE**

White suite comprising: low-level close coupled toilet, semi pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Tiling to half height. Tiled floor. Electric shaver socket. Extractor fan. Single panel radiator with thermostat control. Double glazed Velux window.

#### **FRONTAGE**

Slab path leading to the front door with storm porch and courtesy light. Lawned fore gardens with privet hedges retained by iron railings.

#### **REAR GARDEN**

Slab patio adjoining the rear of the property with cracked slate border. The remainder of the garden is wood mulch with a slab hard standing for bins down the side. Timber gate leading to the driveway. Enclosed by brick walls and timber fencing.

#### **SINGLE GARAGE AND DRIVEWAY**

Block paved driveway providing off-road parking space and direct access to the garage. The garage has an up and over door. Power and light connected.

#### **COUNCIL TAX**

Band D

#### **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)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		