



EDWARD KNIGHT
ESTATE AGENTS

57 MELLISH ROAD, RUGBY, CV22 6BB

£950 PCM





A modern two bedroom mews property located in a small cul-de-sac within easy reach of schools, local shops and Rugby town centre. The accommodation briefly comprises: entrance hall, lounge/dining room, refitted kitchen, two bedrooms and a refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces and an enclosed rear garden. Available mid June. Unfurnished. Energy rating D.

ENTRANCE PORCH

Enter via a part glazed timber door. Door to:

LOUNGE

13' 9" x 13' 1" (4.19m x 3.99m)

Double glazed window to the front aspect. Radiator. TV connections. Stairs rising to the first floor. Door to:

KITCHEN

12' 10" x 9' 8" (3.91m x 2.95m)

A range of refitted eye and base level units surmounted by contrasting worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, gas hob and chimney extractor hood. Space for a fridge freezer. Space and plumbing for a washing machine. Concealed gas fired central heating boiler. Radiator. Double glazed window to the rear aspect. Part glazed timber door to the rear garden.

STAIRS & LANDING

Loft hatch. Doors to all further first floor accommodation.

BEDROOM ONE

12' 6" x 9' 8" (3.81m x 2.95m)

Two double glazed windows to the front aspect. Radiator. A range of bedroom furniture including wardrobes and doors. Built-in overstairs storage cupboard.



BEDROOM TWO

11' 7" x 6' 8" (3.53m x 2.03m)

Double glazed window to the rear aspect. Radiator.

BATHROOM

6' 2" x 6' 0" (1.88m x 1.83m)

Refitted white suite comprising: panelled bath with shower over and vanity unit with integrated low level toilet and wash hand basin. Tiling to splashback areas. Extractor fan. Radiator. Obscure double glazed window to the rear aspect.

FRONT GARDEN & PARKING

Shared slab path leading to the front door. Lawned fore garden.

Two parking spaces adjacent to the end of the row of houses, well screened by timber fencing.

REAR GARDEN

Slab patio adjoining the rear of the garden with slab path leading off through the garden to a timber shed and rear gate. Laid to lawn areas either side with well stocked planting borders. Enclosed by timber fencing to all sides.

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).

