



**EDWARD KNIGHT**  
ESTATE AGENTS

ACADEMY DRIVE, RUGBY, CV21 3UG

£1,300 PCM – FEES APPLY





A modern three bedroom mid mews property located in a quiet road just outside Rugby town centre. The location is ideal for access to schools, the town centre, railway station & major roads. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room with integrated appliances, main bedroom with en-suite, second double bedroom, a third single bedroom & a family bathroom. The property further benefits from dual zone gas central heating, uPVC double glazing, an enclosed rear garden & two off-road parking spaces. Available late April. Unfurnished. Energy rating B.

#### **ENTRANCE VESTIBULE**

Enter via a composite panel effect door with obscure double glazed Door to the lounge. Door to:

#### **CLOAKROOM**

White suite comprising: pedestal wash hand basin with mixer tap and low level close coupled toilet. Tiled splashback. Tiled floor. Ceiling mounted extractor fan. Single panel radiator with thermostat control.

#### **LOUNGE**

13' 11" max x 11' 7" max (4.24m x 3.53m)  
uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring. Programmable thermostat for the central heating. Telephone socket. Door to:

#### **INNER LOBBY**

Wood effect laminate flooring. Smoke alarm. Stairs rising to the first floor. Door to:

#### **KITCHEN/DINING ROOM**

14' 10" x 10' 10" max (4.52m x 3.3m)  
A range of eye and base level units surmounted by contrasting roll-edge worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built under double electric oven, four ring gas hob and chimney



extractor hood. Integrated fridge freezer, washer dryer and dishwasher. Concealed combination central heating boiler. Built-in storage cupboard with electric consumer unit. Tiled flooring. Contemporary vertical column style radiator with thermostat control. uPVC double glazed window and patio doors to the rear garden.

#### STAIRS & LANDING

Smoke alarm. Doors to further first floor accommodation:

#### BEDROOM ONE

uPVC double glazed window to the rear aspect. Single panel radiator. Programmable thermostat for the first floor central heating. Built-in double sliding door fronted wardrobe. Fitted double sliding door fronted over stairs cupboard. Door to:

#### EN-SUITE

White suite comprising: pedestal wash hand basin, low level close coupled toilet and double shower tray with thermostatic shower. Tiling to splash back areas. Vinyl flooring. Electric shaver socket. Extractor fan. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

#### BEDROOM TWO

10' 4" x 7' 6" (3.15m x 2.29m)

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

#### BEDROOM THREE

7' 4" x 6' 10" (2.24m x 2.08m)

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

#### FAMILY BATHROOM

White suite comprising: pedestal wash hand basin, low level close coupled toilet and panelled bath with mixer



tap and electric shower over. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan. Electric shaver socket. Single panel radiator with thermostat control.

#### FRONTAGE

Two tarmac parking spaces directly in front of the property. Slab path leading to the front door which has a storm porch and courtesy light. Gravel borders either side with gas and electric meter boxes.







#### **REAR GARDEN**

Slab patio across the rear of the property with cold water tap and courtesy light. The garden is laid mainly to lawn with a slab path leading to a bin storage area and timber gate at the rear. Timber shed. Enclosed by timber fencing to all sides with a mature tree at the rear.

#### **COUNCIL TAX**

Band C

#### **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)

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).

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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