



**EDWARD KNIGHT**  
ESTATE AGENTS

BATH STREET, RUGBY, CV21 3JA

£1,175 PCM – FEES APPLY





A good size three bedroom mid terrace property located within easy walking distance of Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen/breakfast room, ground floor w.c, three double bedrooms & a first floor bathroom. The property further benefits from gas fired central heating, double glazing, a low maintenance garden and a workshop. Available early April. Unfurnished. EPC RATING D.

#### **ENTRANCE HALL**

Part obscure double glazed entrance door. Single panel radiator with thermostat control. Cornicing. Stairs rising to the first floor. Door to the dining room. Door to:

#### **LOUNGE**

14' 3" x 10' 7" (4.34m x 3.23m)

Double glazed bay window to the front aspect. Double panel radiator with thermostatic control. TV connection points. Wall mounted lights.

#### **DINING ROOM**

12' 8" x 11' 0" (3.86m x 3.35m)

Double glazed window to the rear aspect. Double panel radiator with thermostatic control. TV connection points. Decorative tiled fireplace.



#### **KITCHEN/BREAKFAST ROOM**

20' 1" x 8' 6" (6.12m x 2.59m)

A range of eye and base level units surmounted by contrasting worktops. Stainless steel double sink and drainer with mixer tap over. Tiling to splashback areas. Freestanding double cooker with integrated four ring gas hob and extractor hood over. Space and plumbing for a washing machine and fridge freezer. Wall mounted Vaillant combination central heating boiler. Vinyl floor. Built in under stairs storage cupboard with electric consumer unit. Single panel radiator with thermostatic control. Two double glazed windows to the side aspect. Door to:

### REAR LOBBY

Vinyl floor. Walk-in pantry cupboard with obscure double glazed window to rear aspect. Part obscure double glazed door to the garden. Door to:

### GROUND FLOOR WC

Low-level close coupled toilet and corner wash hand basin with separate taps. Tiling to splashback areas. Vinyl floor. Double panel radiator with thermostatic control. Obscure double glazed window to the rear aspect.

### STAIRS & LANDING

Built-in storage cupboard. Loft hatch. Doors to all further first floor accommodation.

### BEDROOM ONE

14' 1" x 14' 4" max (4.29m x 4.37m)

Double glazed bay window to the front aspect. Two Single panel radiators. Decorative cast-iron fireplace.

### BEDROOM TWO

12' 9" x 8' 7" (3.89m x 2.62m)

Double glazed window to the rear aspect. Single panel radiator with thermostatic control. Decorative cast-iron fireplace.

### BEDROOM THREE

12' 6" x 8' 6" max (3.81 m x 2.59m)

Double glazed window to the rear aspect. Single panel radiator with thermostatic control.

### BATHROOM

7' 0" x 5' 8" (2.13m x 1.73m)

Low-level close coupled toilet, pedestal wash hand basin and panelled bath with electric shower over. Tiling to splashback areas. Laminate flooring. Wall mounted extractor fan. Electric shaver socket. Single panel radiator with thermostatic control.



### FRONT GARDEN

Low maintenance fore garden with brick walls to the perimeter.

### REAR GARDEN

Mainly laid to concrete with gravelled mid section and timber gate leading to the rear. Workshop. Enclosed by brick walls and timber fencing.

### 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.

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).

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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