



EDWARD KNIGHT
ESTATE AGENTS

CLAREMONT ROAD, RUGBY, CV21 3LU

£1,200 PCM – FEES APPLY





A recently improved, good size three bedroom bay fronted mid terrace property conveniently located withing walking distance of Rugby railway station and town centre. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, family room/office, refitted ground floor bathroom with separate w.c and three double bedrooms. The property further benefits from gas fired central heating, uPVC double glazing and an enclosed rear garden. Available early November. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a uPVC panel effect door with obscure double glazed insert. Single panel radiator. Electric consumer unit. Stairs rising to the first floor. Door to the dining room. Door to:

LOUNGE

12' 6" into bay x 10' 8" (3.81m x 3.25m)
uPVC double glazed bay window to the front aspect. Single panel radiator. Cable media socket and telephone socket. Cabinet concealing the gas meter. Picture rail.

DINING ROOM

11' 4" x 11' 1" (3.45m x 3.38m)
uPVC double glazed window to the rear aspect. Single panel radiator. Wood effect vinyl flooring. Part glazed timber door to:

KITCHEN

16' 4" x 7' 5" min (4.98m x 2.26m)
a range of light wood affect shaker style kitchen units mounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Freestanding double electric cooker with extractor Ford over. Space and plumbing for a washing machine and further undercounter appliance. Space for a fridge freezer. W all mounted Worcester



combination central heating boiler, under stairs storage cupboard. Would affect vinyl flooring. UPVC double glazed window to beside aspect. Part of obscure double glazed UPVC door to the garden. Glazed casement door two 6 foot 4 x 7' five minimum.

REAR HALL

Single panel radiator. Wood effect vinyl flooring. Doors to the bathroom and separate toilet. Door to:

FAMILY ROOM/OFFICE

11' 3" x 10' 0" (3.43m x 3.05m)

uPVC double glazed window to the rear aspect. Double panel radiator. Wood effect vinyl flooring.

GROUND FLOOR BATHROOM

6' 7" x 4' 9" (2.01m x 1.45m)

Refitted white suite comprising: pedestal wash and basin, low-level toilet and panelled bath with thermostatic shower tap over. Fully aqua panelled walls. Wood effect vinyl flooring. Wall mounted extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

SEPARATE W.C

White suite comprising: pedestal wash hand basin and low-level toilet. Wood effect vinyl flooring. Chrome heated towel rail radiator. Obscure uPVC double glazed window.

STAIRS & LANDING

Doors to all further accommodation:

BEDROOM ONE

14' 2" x 12' 6" into bay (4.32m x 3.81m)

uPVC double glazed bay window to the front aspect. Single panel radiator.



BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m)

uPVC double glazed window to the rear aspect. Single panel radiator. Wood effect vinyl flooring.

BEDROOM THREE

11' 1" x 7' 9" (3.38m x 2.36m)

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





FRONT GARDEN

Block paved path leading to an open porch. Black paved and gravel fore garden retained by brick walls.

REAR GARDEN

Concrete to the side return with outside cold water tap and adjoining modern brick wall. Concrete continues across the rear of the property to a metal shed and then all the way down to a gate of the far end of the garden. The garden is then mainly to artificial grass and enclosed by timber fencing to the left and rear.

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.

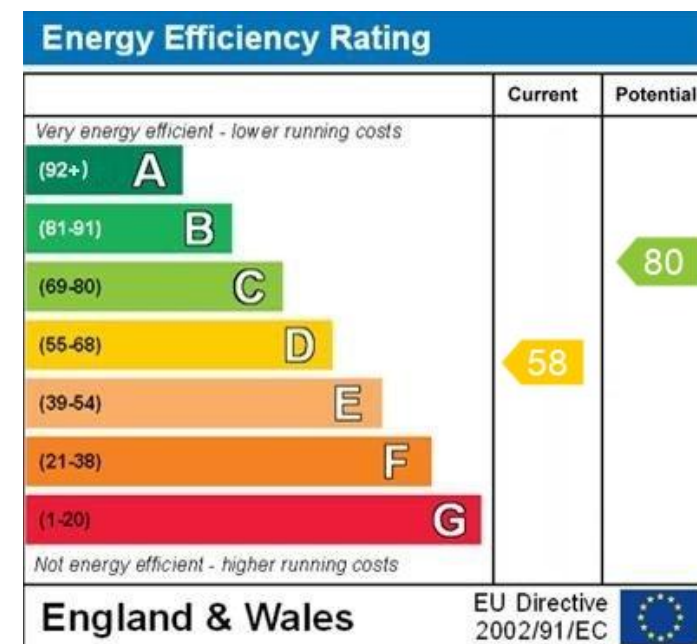
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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

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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