



GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS



£1,350 Per month

4 Cloverdale Close, Coventry, CV6 4PZ

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Great family home located in a quiet row of Four houses opposite a small play park

## Entrance Hall

Long hallway with wooden flooring leading into

## Downstairs WC

Downstairs cloakroom comprising a WC, wash hand basin, decorative mirror, privacy-glazed window, and modern Lino flooring.

## Lounge/Dining Room

23'5 x 19'2 (widest point) (7.14m x 5.84m (widest point))

Generously proportioned living/dining room with stylish wooden flooring throughout, a large window to the front elevation providing an abundance of natural light, and patio doors offering direct access to the rear garden.

## Kitchen

12'7 x 9'4 (3.84m x 2.84m)

Fitted kitchen featuring a range of wall and base units arranged in a practical U-shaped layout, complemented by wooden flooring throughout. The kitchen includes a sink with drainer and hot and cold tap, space for a cooker, washing machine and tumble dryer, property comes with fridge freezer and dishwasher. A window overlooking the rear garden, while a rear door offers convenient garden access. The property further benefits from a useful storage cupboard, ideal for use as a pantry.

## Master Bedroom with En-Suite

13'5 x 9'10 (4.09m x 3.00m)

Master bedroom with carpeted flooring and window to the front elevation. En-suite shower room with shower cubical, pedestal wash hand basin and WC

## Bedroom Two

12'0 x 9'6 (3.66m x 2.90m)

Carpeted bedroom with window to the front elevation with a built in double wardrobe.

## Bedroom Three

9'5 x 7'0 (2.87m x 2.13m)

Carpeted bedroom with window to the rear elevation

## Bedroom Four

9'7 x 7'0 (2.92m x 2.13m)

Carpeted bedroom with a window to the rear elevation

## Bathroom

Family bathroom comprising of bath with hot/cold tap and shower head, WC and wash hand basin

## Outside

Houses benefits from a driveway for two cars, garage and enclosed rear garden

## General Remarks

## GENERAL REMARKS & STIPULATIONS SERVICES:

Mains water, electricity and drainage.

## DEPOSITS

A Holding Deposit of one week's rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, five weeks' rent in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement.

The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

## PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - £50

Payment of interest for any late payment of rent at a rate of 3%

Loss of keys/security devices - £75

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

## REGULATED BY RICS

## APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

## RESPONSIBILITIES:

TENANT: Internal decorations and minor repairs, garden maintenance

Lighting, heating, water, telephone.

LANDLORD: Repair of main structure and external painting. Insurance of the building (but NOT the contents)

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

