

3 Bedroom House - Semi-Detached
located on Mayflower Drive,
Coventry
Per Calendar Month £1,250 Per
Calendar Month

**UP Estates**



AVAILABLE IMMEDIATELY TO RENT | MODERN THREE-BED SEMI-DETACHED | POPULAR WYKEN LOCATION | GARAGE & DRIVEWAY | SPACIOUS & STYLISH THROUGHOUT

Situated just off Hipswell Highway in the ever-popular area of Wyken, this beautifully presented three-bedroom semi-detached home is perfect for working professionals and families as an excellent, modern property to rent.

Inside, the property opens with a welcoming entrance porch and a convenient downstairs WC. The heart of the home is the impressive open-plan living and dining space, enhanced by contemporary colour-changing inset ceiling lights, creating a modern and versatile setting for both everyday living and entertaining. The modern fitted kitchen with granite worktops offers plenty of workspace and storage, with direct access to the garden. Downstairs has solid oak wood flooring throughout.

Upstairs, you'll find three generously proportioned double bedrooms, ideal for family living or home office needs, alongside a well-appointed family bathroom.

Externally, the property boasts a neat front approach with driveway parking for two vehicles and access to the garage. To the rear, the low-maintenance garden provides a private outdoor retreat, perfect for relaxing or summer gatherings.

£1,250 Per Calendar Month

- AVAILABLE IMMEDIATELY
- THREE DOUBLE BEDROOMS
- ENTRANCE PORCH & DOWNSTAIRS WC
- OPEN-PLAN LOUNGE/DINER WITH FEATURE LIGHTING
- MODERN FITTED KITCHEN WITH INTEGRATED WASHING MACHINE
- FAMILY BATHROOM
- GARAGE & DRIVEWAY FOR MULTIPLE VEHICLES





RELEVANT LETTING FEES AND TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')

Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate



Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy



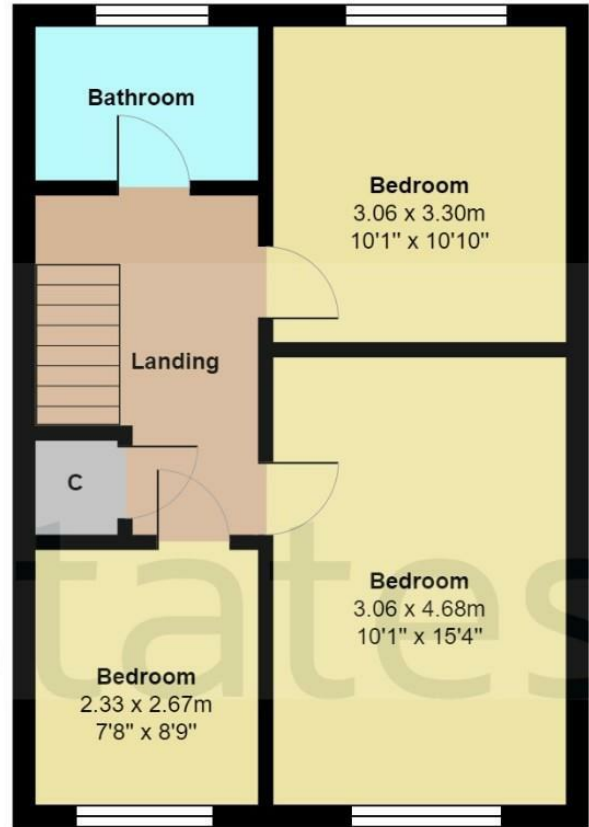
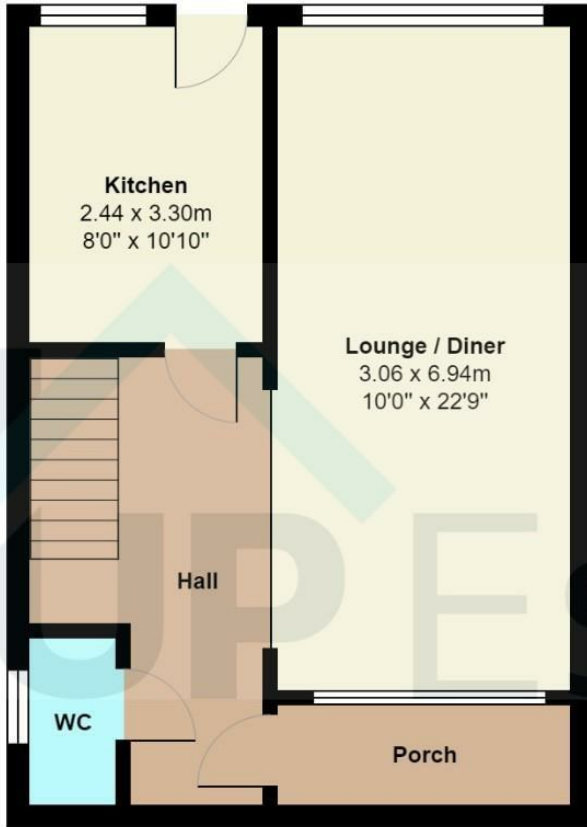
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. All properties are available for a minimum of six months, rent is to be paid in advance for each period agreed. It is the tenant's responsibility to insure any personal possessions.





Mayflower Drive, Coventry





Total Area: 91.3 m² ... 983 ft²

All measurements are approximate and for display purposes only

CONTACT

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