



EDWARD KNIGHT
ESTATE AGENTS

SHAMROCK CLOSE, EDEN PARK, RUGBY, CV21 1WA

£1,250 PCM – FEES APPLY





A modern two bedroom semi-detached house located in a quiet cul-de-sac in the popular Eden Park development, which is ideally positioned for commuters to access the national motorway network. The well appointed accommodation briefly comprises: entrance hall, lounge, kitchen/breakfast room, utility area, ground floor w.c, two good size double bedrooms & a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces, certain integrated appliances & an enclosed rear garden. Available mid August. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Single panel radiator with thermostat control. Wood effect flooring. Smoke alarm. Stairs rising to the first floor. Door to:

LOUNGE

13' 6" x 10' 5" (4.11m x 3.18m)
uPVC double glazed window to the front aspect. Single panel radiator. Wall mounted thermostat for the central heating. Built-in under stairs storage cupboard housing the electric consumer unit and fibre broadband connection point. Door to:



KITCHEN/BREAKFAST ROOM

10' 0" x 9' 8" (3.05m x 2.95m)
A range of white gloss eye and base level units surmounted by contrasting worktops. Inset 1.5 bowl composite sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Integrated dishwasher and fridge freezer. Wood effect flooring. Two single panel radiators with thermostat controls. uPVC double glazed patio doors to the rear garden. Opening to:

UTILITY AREA

Worksurface with base unit under and space and plumbing for a washing machine. Wall mounted combination central heating boiler. Wood effect flooring. Door to:

GROUND FLOOR WC

Wall mounted semi-pedestal wash hand basin and low-level toilet. Tiled splashback area. Wood effect flooring. Extractor fan. Single panel radiator with thermostat control.

STAIRS & LANDING

Smoke alarm. Doors to all further accommodation.

BEDROOM ONE

13' 7" x 9' 4" (4.14m x 2.84m)

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

BEDROOM TWO

13' 7" max x 8' 2" (4.14m x 2.49m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in over stairs storage cupboard.

BATHROOM

7' 1" x 5' 5" (2.16m x 1.65m)

White suite comprising: semi-pedestal wash hand basin, low-level toilet and panelled bath with thermostatic shower over. Tiling to splashback areas. Electric shaver socket. Ceiling mounted extractor fan. Tile effect flooring. Heated towel rail radiator with thermostat control. Obscure uPVC double glazed window to the side aspect.

FRONTAGE

Two tarmac parking spaces. Slab path leading to the front door with wood mulch planting borders either side and storm porch with courtesy light. Access down the



side of the property to the rear garden.

REAR GARDEN

Slab patio across the rear of the property with timber gate to the side. Plastic storage shed. Steps rise up to the main part of the garden which is laid to lawn and retained by iron railings to the front, feather edge fencing to both sides and a stone wall to the 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.

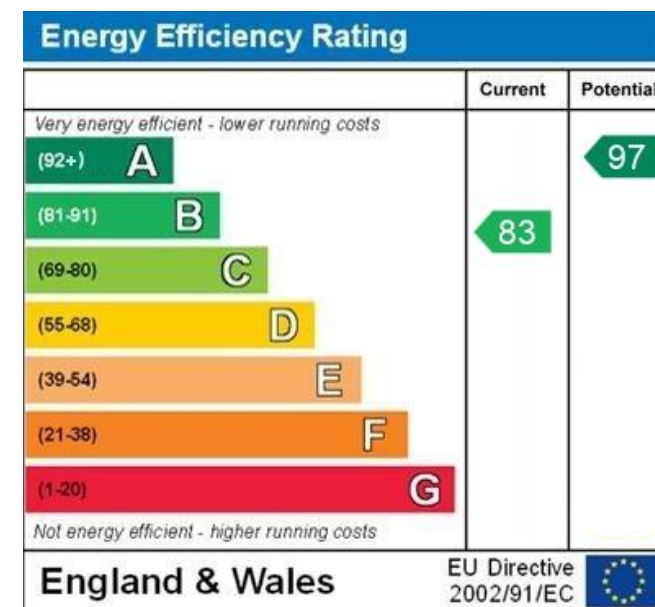
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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).



WWW.EPC4U.COM