



EDWARD KNIGHT
ESTATE AGENTS

THE COACH HOUSE, HILLMORTON ROAD, RUGBY, WARWICKSHIRE, CV22 5AA

£850 PCM – FEES APPLY





Edward Knight are pleased to offer for let this two bedroom 18th century converted coach house tucked away in a secluded location within walking distance of Rugby town centre. The accommodation briefly comprises: lounge/dining room, kitchen with some appliances, contemporary wet room, and two good size bedrooms. The property further benefits from electric central heating with under floor heating to the ground floor and majority double glazing. Available early March. Unfurnished. Energy rating E.

KITCHEN

10' 6" x 8' 8" (3.2m x 2.64m)

Enter via the original timber entrance door. A range of eye and base level units surmounted by wood effect roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with a mixer tap over. Tiling to splash back areas. Built-in stainless steel double electric oven, four ring solid plate hob and chimney extractor hood. Washing machine. Integrated fridge. Space for further under counter appliance. Wall mounted electric central heating boiler and hot water boiler. Granite tiled floor with underfloor heating. Wall recessed electric consumer unit. Control panel for underfloor heating. Sash window to the side aspect. Door to:



LOUNGE/DINING ROOM

24' 4" x 12' 8" (7.42m x 3.86m)

With three double glazed sash windows to the front aspect. Single panel radiator with thermostat control. Granite tiled floor with underfloor heating and wall mounted control panel. TV and telephone points. Wall mounted lights. Understairs storage cupboard with light. Heated towel rail radiator. Stairs rising to the first floor. Door to:



GROUND FLOOR WET ROOM

7' 9" x 5' 4" (2.36m x 1.63m)

Contemporary white wall mounted wash hand basin

and low level floating toilet with concealed cistern. Ceiling mounted rain effect shower head. Fully tiled walls and floor. Underfloor heating. Wall mounted extractor fan.

STAIRS & LANDING

Double glazed window to the side aspect. Mezzanine landing with stairs rising separately to both bedrooms.

BEDROOM ONE

A double glazed sash window to the front aspect. uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Ceiling mounted smoke alarm. TV aerial point.

BEDROOM TWO

Three double glazed skylight windows. Single panel radiator. Wood effect laminate floor. TV aerial point.

FRONTAGE

Block paved frontage with block paved path leading to the front door. Please note that this area is not for parking. Parking is on-road where available.

COUNCIL TAX

Band A

FEES

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).

