



**EDWARD KNIGHT**  
ESTATE AGENTS

HOULTON WAY, HOULTON, RUGBY, CV23 1AR

£1,650 PCM - FEES APPLY





A modern three storey, four bedroom end of terrace property located in the highly desirable Houlton development, which is well served by local amenities, schools and offers easy access to Rugby railway, town centre and major roads. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three first floor bedrooms, a family bathroom and a second floor principle bedroom with fitted wardrobes and en-suite. Further benefits include dual zone central heating, uPVC double glazing, an enclosed rear garden, two off-road parking spaces and a single garage. Available now. Unfurnished. Energy rating B.

#### **ENTRANCE HALL**

Enter via a composite panel effect door with obscure double glazed insert. Double panel radiator. Vinyl flooring. Wall mounted programmable thermostat for the central heating. Smoke alarm. Built-in under stairs storage cupboard with fibre-optic broadband connection point. Stairs rising to the first floor. Doors to the lounge and kitchen. Door to:

#### **CLOAKROOM**

Wall mounted wash hand basin with mixer tap and low-level toilet. Tiling to splashback areas. Vinyl flooring. Extractor fan. Electric consumer unit. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the front aspect.

#### **KITCHEN/DINING ROOM**

17' 4" max into bay x 8' 1" (5.28m x 2.46m)  
A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built under stainless steel double electric oven with four ring gas hob and chimney extractor hood over. Integrated fridge freezer and dishwasher. Recessed ceiling spotlights to the kitchen area. Vinyl flooring. Double panel radiators with thermostat



control. uPVC double glazed square bay window to the front aspect. uPVC double glazed window to the side aspect.

#### **LOUNGE**

15' 4" x 11' 5" (4.67m x 3.48m)

uPVC double glazed patio doors to the rear garden. uPVC double glazed window to the side aspect. Double panel radiator with thermostat control.

#### **FIRST FLOOR STAIRS & LANDING**

Built-in storage cupboard. Smoke alarm. Stairs rising to the second floor. Doors to all further first floor accommodation:

#### **BEDROOM TWO**

15' 4" x 8' 3" (4.67m x 2.51m)

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

#### **BEDROOM THREE**

9' 5" x 8' 5" (2.87m x 2.57m)

uPVC double glazed window to the front aspect. Full height uPVC double glazed window to the side aspect. Single panel radiator with thermostat control.

#### **BEDROOM FOUR**

6' 5" x 6' 0" (1.96m x 1.83m)

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

#### **FAMILY BATHROOM**

7' 4" x 6' 6" (2.24m x 1.98m)

White suite comprising: low-level toilet, wall mounted wash hand basin and panelled bath with mixer tap and thermostatic shower. Tiling to half height and full height around the bath. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Electric shaver socket. Chrome heated towel rail radiator with thermostat control. Obscure uPVC double glazed



window to the side aspect.

#### **SECOND FLOOR STAIRS**

Smoke alarm. Door to:

#### **BEDROOM ONE**

25' 5" x 11' 4" max (7.75m x 3.45m)

uPVC double glazed window to the front aspect. Double glazed skylight window to the rear aspect. Two single panel radiators. Programmable thermostat for bedrooms and bathroom heating. Built-in cupboard housing a combination central heating boiler. Deep over stair storage cupboard. Fitted triple sliding door







fronted wardrobe. Door to:

#### **ENSUITE**

9' 1" x 5' 7" max (2.77m x 1.7m)

White suite comprising: wall mounted wash hand basin, low-level toilet and fully tiled shower enclosure. Tiling to half height. Recessed ceiling spotlights. Tiled floor. Electric shaver socket. Chrome heated towel rail radiator with thermostat control. uPVC double glazed skylight window.

#### **FRONT GARDEN**

Slab path leading to the front door with storm porch. Lawned fore garden retained by hedgerows.

#### **REAR GARDEN**

Slab patio adjoining the rear of the property with path continuing down the right hand side to a lockable timber gate and then across the rear to a timber shed. Outside cold water tap. Enclosed by timber fencing and brick walls.

#### **GARAGE & PARKING**

One allocated parking spaces directly behind the garden. Further parking space in front of the garage which has an up and over door (no power connected).

#### **COUNCIL TAX**

Band D

#### **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.

Utilities: gas, water, electric, council tax, telephone, 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 (where the tenancy is taken in the name of a company): £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](http://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).



