GODFREY-PAYTON
CHARTERED SURVEYORS








# £1,700 Per month

109 Knoll Drive, Coventry, CV3 5DE

# 109 Knoll Drive, Coventry, CV3 5DE

Four bedroom detached house in the popular area of Cheylesmore.

A glass porch leads into a entrance hall way with wooden flooring, two storage cupboards and doors leading into

## Study
16'1" x 6'9" (4.91 x 2.08)
Wooden flooring, dual aspect windows to the front and side elevation, radiator, single light fitting and storage unit across the back wall of the study

## Lounge
13'2" x 12'2" (4.03 x 3.73)
Carpeted lounge with dual aspect windows to the front and side elevation, radiator, single ceiling light fitting with three lights and archway into

## Family Room
11'8" x 10'7" (3.56 x 3.25)
Wooden flooring, feature wall mounted fire, radiator, window to the side elevation and ceiling light fitting. Continues into

## Kitchen/Dining Room
24'7" x 14'1" (7.51 x 4.30)
With continued wooden flooring in the dining room with double doors out to the garden.
Kitchen comprises of breakfast bar with two light fittings above, black sparkle work tops, floor and wall units, cooker, extractor fan, dishwasher, washing machine and American style fridge/freezer.
A central island houses three draws and the sink with mixer cold and hot water tap over look the garden.

## Bedroom One
13'2" x 10'8" (4.02 x 3.27)
Carpeted bedroom with window to the front elevation, radiator, ceiling light fitting and fitted wardrobe along one wall with sliding doors.
Door leading into an ensuite with shower cubical, sink, vanity mirror and WC.

## Bedroom Two
10'6" x 9'9" (3.22 x 2.98)
Carpeted bedroom with single light pendant, radiator and window to the rear eleveation

## Bedroom Three
11'5" x 7'3" (3.49 x 2.21)
Carpeted single bedroom with radiator, ceiling light fitting and window to the rear elevation

## Bedroom Four
9'5" x 7'4" (2.88 x 2.26)
Carpeted bedroom with window the the front elevation, radiator and single ceiling light fitting

## Loft Room
26'0" x 8'9" (7.93 x 2.67)
With carpeted floor, radiator and dual aspect Velux windows.

## Garden
Wrap around garden with a small patio outside the sliding doors. Lawned with mature boarders and a decked seating area to the side of the house.
A small gate leads to an additional parking space and single garage.

## Diocese Owned
This Property is owned by the Diocese of Coventry and is expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required and therefore there is no guarantee that it will be available for longer than the advertised fixed term.

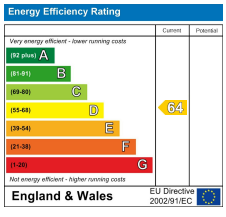
It may transpire that the property remains available for longer than the advertised term however it is important that you understand at this stage that this is by no means guaranteed. The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

VIEWING:
By arrangement with the Agents

## 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

25 High Street, Warwick, Warwickshire, CV34 4BB
Tel: 01926 492511 Email: warwick@godfrey-payton.co.uk https://www.godfrey-payton.co.uk/