



EDWARD KNIGHT
ESTATE AGENTS

KINMAN WAY, WATERSIDE, RUGBY, WARWICKSHIRE, CV21 1XB

£1,400 PCM – FEES APPLY





A modern, well presented three bedroom semi detached house situated in the popular development of Waterside, which offers easy access to Rugby railway station, major roads and retail parks. The accommodation has been recently refurbished to a high standard and briefly comprises: entrance lobby, cloakroom, lounge, refitted kitchen diner, conservatory, three bedrooms, en-suite shower room and family bathroom. The property further benefits from uPVC double glazing, gas central heating, an enclosed garden to the side and rear and off road parking for two cars. Available early September. Unfurnished. Energy rating C.

Entrance Lobby

Enter via a part double glazed panel effect entrance door with wood laminate floor, single panel radiator, electric consumer unit, door to the lounge and door to:

Cloakroom

White suite comprising: wall mounted wash hand basin and a low level toilet. Tiling to splash back areas. Wood effect laminate floor. Single panel radiator. Obscure uPVC double glazed window to the front aspect.

Lounge

15' 1" x 14' (4.60m x 4.27m) uPVC double glazed window to the front aspect. Wood effect laminate flooring. Two radiators. Coving to the ceiling. Two television points. Understairs storage cupboard. Stairs rising to first floor. Double doors leading through to:

Kitchen/Diner

15' 1" x 8' 8" (4.60m x 2.64m) A recently refitted range of Shaker style eye and base level units surmounted by contrasting worksurfaces. Inset composite 1.5 bowl sink and drainer with mixer tap over. Built-in single electric oven, microwave and ceramic hob with extractor hood over. Space for plumbing for a washing machine and dishwasher. Space for a fridge/freezer and further



under counter appliance. Wood effect laminate flooring. Concealed central heating boiler. Part double glazed panel effect door to the side aspect. uPVC double glazed internal window to the conservatory. uPVC double glazed sliding patio doors to:

Conservatory

12' 2" x 9' (3.71m x 2.74m) Of dwarf wall and uPVC double glazed construction surmounted by a polycarbonate roof. Double opening doors to the rear garden. Wood effect laminate flooring. Ceiling lights. Power points.

Stairs & Landing

Access to loft space. Smoke alarm. Built-in airing cupboard. Doors to all further first floor accommodation.

Bedroom One

11' 9" max x 7' 10" (3.58m x 2.39m) uPVC double glazed window to the front aspect. Single panel radiator. Wood effect laminate floor. Good size built-in double door wardrobe. Door to:

En-suite Shower Room

6' 7" x 3' 9" min (2.01m x 1.14m) White suite comprising: low level toilet, pedestal wash hand basin and a double shower enclosure. Tiling to splash back areas. Tile effect vinyl floor. Ceiling mounted extractor fan. Electric shaving light/charge point. Single panel radiator. Heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

Bedroom Two

8' 5" x 8' (2.57m x 2.44m) uPVC double glazed window to rear aspect. Single panel radiator. Wood effect laminate flooring.



Bedroom Three

7' 11" x 6' 5" (2.41m x 1.96m) uPVC double glazed window to rear aspect. Single panel radiator.

Family Bathroom

5' 7" x 6' 3" (1.70m x 1.91m) White suite comprising: low level toilet, pedestal wash hand basin and a panelled bath with a mixer tap. Tiling to splash back areas. Vinyl floor. Recessed ceiling spotlights. Extractor fan. Electric shaving light/charge point. Single panel radiator.







Front Garden

Lawned fore garden with herbaceous borders and slab path leading to an open porch. Slab path continues down the side of the property to a lockable timber gate.

Rear Garden

Laid mainly to lawn with a slab patio area at the rear. Border areas. Outside EV charge point. Shed. Gate leading to the parking area.

Parking

Two off-road tarmac parking spaces located behind the property with gate to the rear garden.

Council Tax

Band C

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.

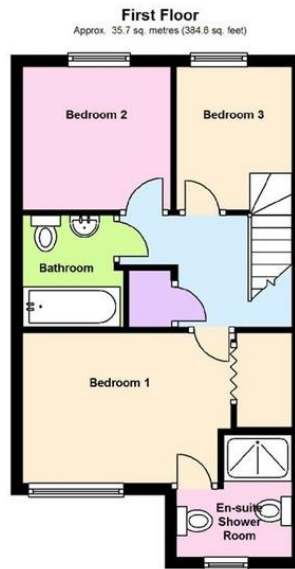
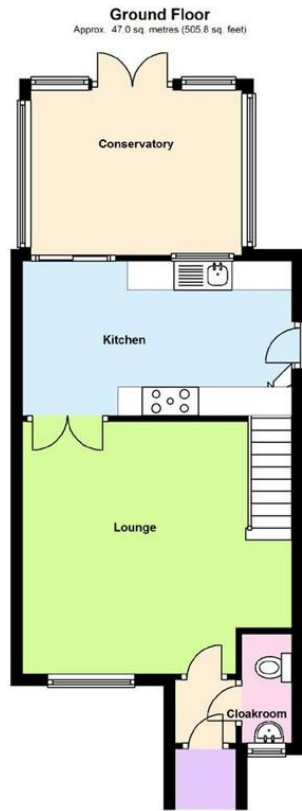
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).





Total area: approx. 82.7 sq. metres (890.4 sq. feet)
7 Kinman Way, Rugby

