



**EDWARD KNIGHT**  
ESTATE AGENTS

CHICORY DRIVE, BOUGHTON VALE, RUGBY, CV23 0UB

£995 PCM – FEES APPLY





A two bedroom mews property located in a quiet cul-de-sac in the popular residential development of Boughton Vale, which is ideally located for access to major roads and is close to primary schools. The well presented accommodation briefly comprises: entrance hall, lounge, refitted kitchen/dining room, two bedrooms and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking and an enclosed rear garden. Available early May. Unfurnished. Energy rating C.

#### **ENTRANCE HALL**

Enter via a part obscure double glazed uPVC door. Single panel radiator. Wood effect laminate flooring. Telephone points. Electric consumer unit. Stairs rising to the first floor. Door to:

#### **LOUNGE**

14' 7" x 9' 9" max (4.44m x 2.97m)  
uPVC double glazed window to the front aspect. Single panel radiator. Wood effect laminate flooring. TV connections. Thermostat for central heating. Built-in under stairs storage cupboard with shelving and wood effect laminate flooring. Door to:

#### **KITCHEN/DINER**

13' 1" x 9' 2" (3.99m x 2.79m)  
A range of refitted eye and base level units surmounted by complimentary roll-edge worksurfaces. Inset sink and drainer with mixer tap over. Tiling to splashback areas. Double cooker with integrated four ring gas hob and chimney extractor hood over. Wood effect laminate flooring. Wall mounted central heating boiler and timer controls. Wall mounted extractor fan. uPVC double glazed window to the rear aspect. Part double glazed uPVC door to the rear garden.

#### **STAIRS & LANDING**

Loft hatch. Built-in airing cupboard. Doors to all further accommodation.



### BEDROOM ONE

13' 1" max x 11' 9" max (3.99m x 3.58m)

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

### BEDROOM TWO

9' 3" x 6' 8" (2.82m x 2.03m)

uPVC double glazed window to the rear aspect. Single panel radiator. Built-in sliding mirrored door fronted double wardrobe.

### BATHROOM

6' 1" x 5' 9" (1.85m x 1.75m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Wood effect laminate flooring. Wall mounted extractor fan. Single panel radiator. uPVC obscure double glazed window to the rear aspect.

### FRONT

Tarmac driveway adjoined by a block paved area and then a path to the front door with storm porch and cracked slate borders either side.

### REAR GARDEN

Slab patio across the rear of the property with cold water tap and raised brick edge planting border. Security light over. Slab steps rising to the remainder of the garden with stepping stones leading to the shed and rear gate. Garden is laid mainly to lawn with pebbled areas and herbaceous shrubs and is enclosed by timber fencing to all sides with a timber gate 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](http://www.edwardknight.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		