



EDWARD KNIGHT
ESTATE AGENTS

WILLIAM HOLLAND CLOSE, RUGBY, CV21 1WF

£1,300 PCM – FEES APPLY





A good size modern two bedroom semi-detached house located towards the end of a cul-de-sac ideally positioned for commuters with easy access to the M6, Rugby railway station and local amenities. The property is less than a year old and briefly offers the following accommodation: entrance hall, cloakroom, lounge, kitchen/dining room, two well proportioned double bedrooms and a bathroom. Further benefits include electric air sourced heat pump, solar panels, EV car charger, uPVC double glazing, two parking spaces and an enclosed rear garden. Available mid February. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Tiled floor. Single panel radiator. Electric consumer unit. Programmable thermostat for the central heating. Stairs rising to the first floor. Built-in under stairs storage cupboard. Doors to the lounge and kitchen. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin with mixed tap and low-level toilet. Vinyl floor. Extractor fan. Single panel radiator with thermostat control.

LOUNGE

14' 3" x 11' 0" (4.34m x 3.35m)

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

KITCHEN/DINING ROOM

13' 4" x 6' 5" min (4.06m x 1.96m)

A range of eye and base level units surmounted by wood effect roll-edge work surfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, black ceramic induction hob and chimney extractor hood. Integrated fridge freezer and



dishwasher. Space and plumbing for a washing machine. Recessed ceiling spotlights. Wall mounted extractor fan. Double panel radiator with thermostat control. uPVC double glazed window to the front aspect.

STAIRS & LANDING

uPVC double glazed window to the side aspect. Single panel radiator with thermostat control. Recirculating fan. Smoke alarm. Built-in storage cupboard. Doors to all further accommodation.

BEDROOM ONE

14' 3" x 11' 1" (4.34m x 3.38m)

Two uPVC double glazed windows to the rear aspect. Double panel radiator. Wall mounted programmable thermostat for the first floor central heating.

BEDROOM TWO

14' 2" x 8' 4" (4.32m x 2.54m)

Two uPVC double glazed windows to the front aspect. Double panel radiator with thermostat control. Built-in over upstairs cupboard housing the hot water cylinder.

BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m)

White suite comprising: low-level toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Electric shaver socket. Ceiling mounted extractor fan. Chrome heated towel rail radiator.

FRONTAGE

Two block paved parking spaces with electric car charging point. Continues as a path to the front door with storm porch. Access down the side of the property to the rear garden.

REAR GARDEN

Slab path with gate leading to the side access. Outside

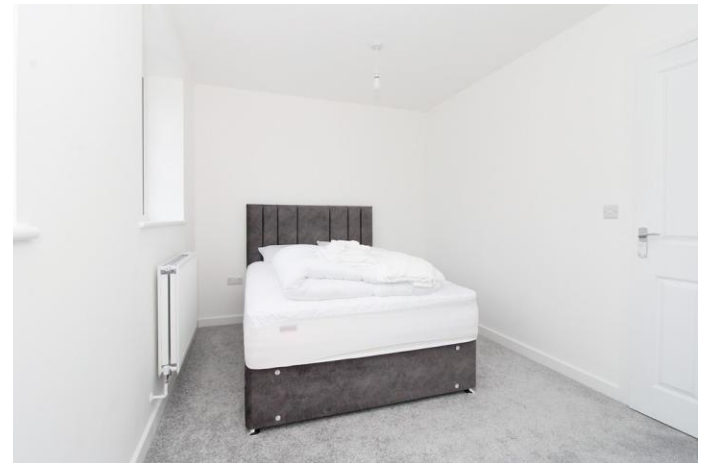


cold water tap. Air sourced heat pump. The remainder is laid to lawn and enclosed by timber fencing.

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.

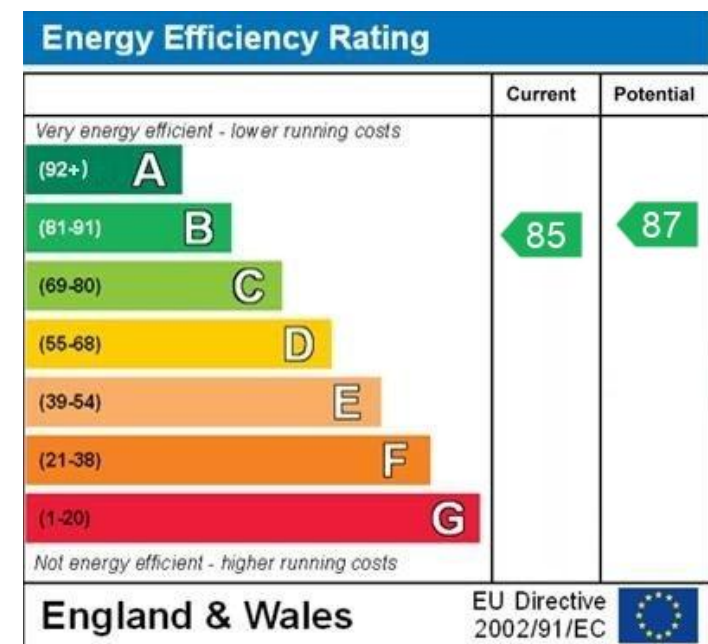
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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).



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