



EDWARD KNIGHT
ESTATE AGENTS

FIRS DRIVE, RUGBY, CV22 7AQ

£1,150 PCM – FEES APPLY





A three bedroom semi-detached house conveniently located in a quiet no through road within walking distance of Rugby town centre and all its amenities. The accommodation briefly comprises: entrance porch, entrance hall, lounge/dining room, conservatory, kitchen, one ground floor bedroom, ground floor shower room and two first floor bedrooms. The property further benefits from gas fired central heating, uPVC double glazed windows, ample off-road parking, single garage and a private rear garden. Available mid May. Unfurnished. Energy rating E.

ENTRANCE PORCH

UPVC double glazed construction with a part double glazed UPVC door. Part double glazed panel effect UPVC door with adjoining double glazed panel to:

ENTRANCE HALL

Single panel radiator with thermostat control. Telephone point. Vaulted ceiling. Stairs rising to the first floor. Understairs storage cupboard housing the electric consumer unit. Built-in storage cupboard housing a combination central heating boiler. Doors to bedroom three and the shower room. Obscure glazed casement door to:

LOUNGE/DINING ROOM

16' 9" x 10' 8" (5.11m x 3.25m)

Double panel radiator. Tiled fireplace with inset living flame gas fire. TV aerial point. Casement door to the kitchen. UPVC double glazed sliding patio doors to:

CONSERVATORY

Being of UPVC double glazed construction with a polycarbonate roof. Wall mounted light and power sockets. UPVC double glazed door to the rear garden.



KITCHEN

10' 4" x 7' 4" (3.15m x 2.24m)

A range of eye and base level units surmounted by marble effect worksurfaces. Stainless steel sink and drainer with mixer tap over. Double electric cooker with integrated four ring ceramic hob. Space and plumbing for a fridge freezer and washing machine. Tiling to splashback areas. Vinyl floor. UPVC double glazed window to the rear garden. Part obscure glazed timber door to the driveway.

BEDROOM THREE

9' 11" x 7' 7" (3.02m x 2.31m)

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

GROUND FLOOR SHOWER ROOM

7' 3" x 6' 1" (2.21m x 1.85m)

White suite comprising: pedestal wash hand basin with mixer tap, low-level close coupled toilet and double shower tray with wall mounted thermostatic shower. Tiling to splashback areas. Tiled floor. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the side aspect.

STAIRS & LANDING

Doors to all further accommodation.

BEDROOM ONE

14' 6" x 10' 8" (4.42m x 3.25m)

UPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Two under eaves storage cupboards.

BEDROOM TWO

9' 11" x 7' 4" (3.02m x 2.24m)

UPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Loft hatch.



FRONT GARDEN & DRIVEWAY

Slab and gravel frontage with herbaceous border. Concrete driveway leading down the side of the property through double gates to the garage.

SINGLE GARAGE

With an up and over door to the front and pedestrian door to the garden.

REAR GARDEN

Concrete path leading from the back of the house to the rear of the garden. Well stocked with plants, trees and bushes. Not overlooked from the rear.





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).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 