



EDWARD KNIGHT
ESTATE AGENTS

EDISON DRIVE, RUGBY, WARWICKSHIRE, CV21 1FB

£1,500 PCM – FEES APPLY





A fantastic opportunity to rent a modern four bedroom semi-detached house in Edison Place, which is within walking distance of Rugby railway station, retail parks and offers easy access to the town centre and major roads. The accommodation briefly comprises: entrance hall, cloakroom, lounge, good size kitchen/dining room, four bedrooms, en-suite to bedroom one and family bathroom. The property further benefits from: gas fired central heating, uPVC double glazing, off-road parking and an enclosed rear garden. Available soon. Unfurnished. Energy TBC.

Entrance Hall

Enter via a part obscure double glazed panel effect entrance door with surrounding obscure double glazed panels. Wall mounted thermostat. Single panel radiator. Smoke alarm. Stairs rising to the first floor. Understairs cupboard with electric consumer unit. Doors to the Lounge and Kitchen. Door to:

Cloakroom

Pedestal wash hand basin with mixer tap and a low level close-coupled toilet. Tiled splashback area. Extractor fan. Tiled floor. Single panel radiator with thermostat.

Lounge

18' 8" min x 11' 8" (5.69m min x 3.56m)

uPVC double glazed square bay window to the front aspect. Two radiators. TV, Telephone and cable TV connections.

Kitchen/Dining Room

19' 1" x 12' 9" (5.82m x 3.89m)

A range of cream gloss eye and base level units surmounted by wood effect roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Built-in Electrolux stainless steel double electric oven, six ring stainless steel gas hob with stainless steel splashback and chimney extractor hood



over. Space and plumbing for a washing machine. Optional space for a dishwasher. Wall mounted Ideal central heating boiler and timer controls. Amtico floor. TV, Telephone and cable TV connections. White double panel radiator with thermostat. uPVC double glazed window and patio doors to the rear aspect.

Stairs & Landing

Smoke alarm. Access to loft. Built-in airing cupboard with hot water cylinder, shelving and further storage space. Doors to all further first floor accommodation.

Bedroom One

12' 6" x 10' 7" (3.81m x 3.23m)

uPVC double glazed window to the front aspect. Single panel radiator. TV, telephone and cable TV connections. Independent controls for first floor heating. Door to:

En-Suite Wet Room

Low level toilet with concealed cistern, semi-pedestal wash hand basin with mixer tap over and fully tiled walk-in shower area. Electric shaver point. Extractor fan. Single panel radiator with thermostat. Obscure uPVC double glazed window to the side aspect.

Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. TV aerial socket.

Bedroom Three

9' 10" x 8' 3" (3.00m x 2.51m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. TV aerial point.

Bedroom Four

8' 1" x 7' 11" (2.46m x 2.41m)

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



Family Bathroom

7' 3" x 6' 11" (2.21m x 2.11m)

White suite comprising: low level toilet with concealed cistern, semi-pedestal wash hand basin with mixer tap and panelled bath with mixer tap and shower attachment. Tiling to splashback areas. Electric shaver point. Extractor fan. Tiled floor. Single panel radiator with thermostat.







Front Garden & Driveway

Tarmacadam driveway to the side of the property providing off-road parking space for two cars. Timber gate to the rear garden. Slab path to the front door with storm porch and courtesy light over. Gravel borders. Enclosed by iron railings with an iron gate to the path.

Rear Garden

Slab patio across the rear of the property with two timber sheds and timber gate to the driveway. The remainder is laid to lawn with planting borders to the perimeter and is enclosed by timber fencing to all sides.

Council Tax

Band D

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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements