



3 Bedroom House - Terraced
located on Wyken Avenue, Coventry
Per Month £1,250 Per Month

UP Estates



THREE BEDROOM MID TERRACED HOME |
AVAILABLE NOW | GREAT LOCATION | GARAGE &
STORE | CLOSE TO UHCW

Available now, this three bedroom mid terraced home is ideally situated close to local amenities and offers excellent access to UHCW Hospital, the M6 and M69. The property provides practical accommodation throughout and would make an ideal family home.

The accommodation begins with an entrance hall leading into a spacious living room, with double doors opening through to the kitchen diner. The ground floor also benefits from a downstairs WC, providing additional convenience.

Upstairs, there are two well proportioned double bedrooms, a further single bedroom and a family bathroom.

Externally, the property benefits from a rear garden, with a garage and useful store located to the rear. To the front is a hardstanding frontage, providing a practical entrance to the property.

£1,250 Per Month

- THREE BEDROOM MID TERRACED HOME
- AVAILABLE NOW
- SPACIOUS LIVING ROOM
- KITCHEN DINER
- TWO DOUBLE BEDROOMS & ONE SINGLE
- DOWNSTAIRS WC
- FAMILY BATHROOM
- REAR GARDEN
- GARAGE & STORE TO THE REAR
- EASY ACCESS TO UHCW, M6 & M69





RELEVANT LETTING FEES AND TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')

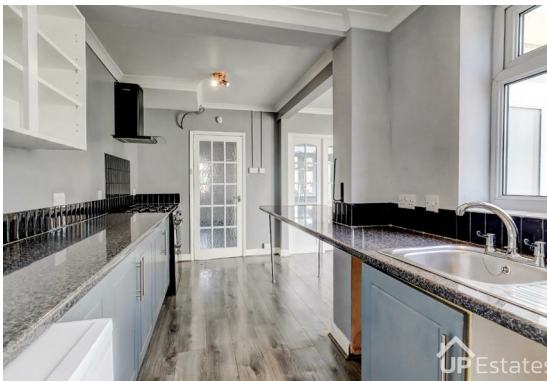
Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate





Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices
 Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



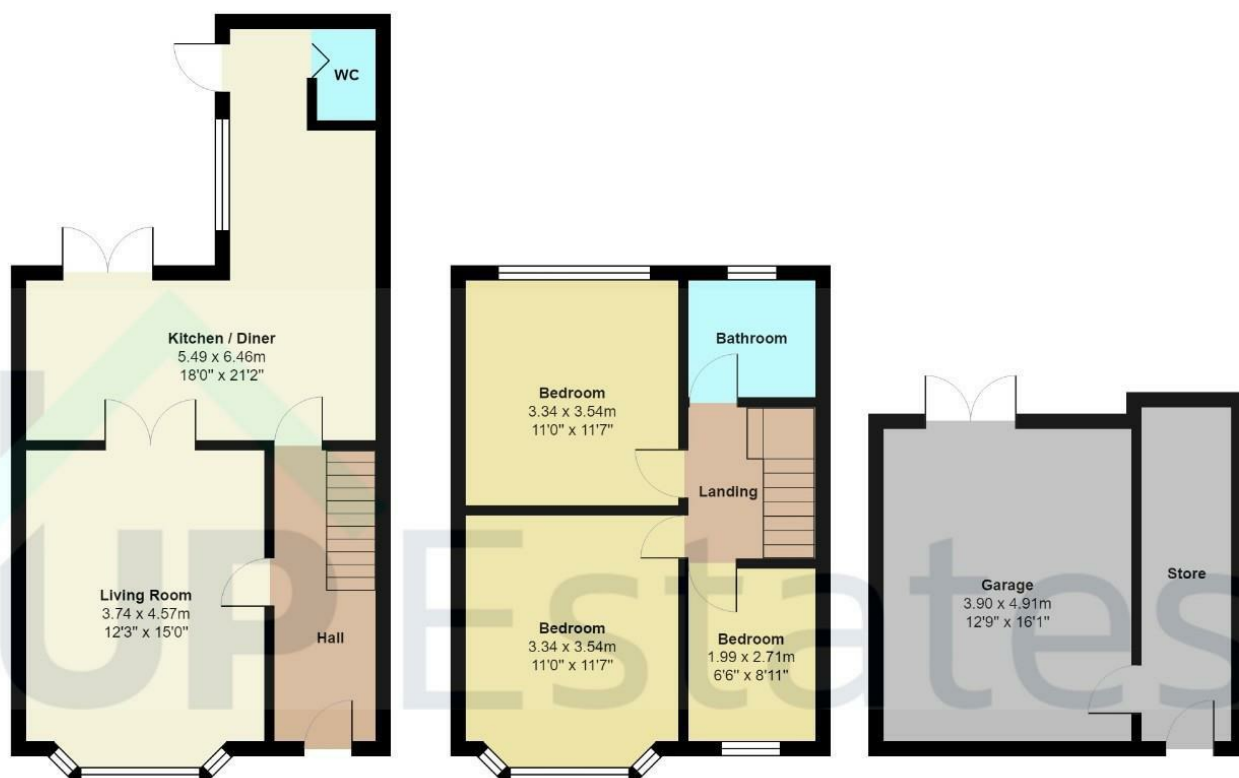
Rent is to be paid on the rent due date as agreed in the tenancy agreement. The Tenant is required to give at least two months' notice in writing to end this tenancy, with such notice needing to be given on the first or last day of the tenancy. It is the tenant's responsibility to insure any personal possessions.





Wyken Avenue, Coventry





Total Area: 90.4 m² ... 973 ft² (excluding store, garage)

All measurements are approximate and for display purposes only

CONTACT

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 **UP** Estates