



EDWARD KNIGHT
ESTATE AGENTS

SPEAR THISTLE CLOSE, EDEN PARK, RUGBY, CV21 1UY

£1,250 PCM – FEES APPLY





An exciting opportunity to rent a modern two bedroom semi-detached house in a quiet cul-de-sac in the popular Eden Park development, which is ideally positioned for easy commuter access to motorways, Rugby railway station and retail parks. The accommodation briefly comprises: entrance hall, lounge, kitchen/breakfast room with utility area, cloakroom, two double bedrooms, en-suite shower room and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, two off-road parking spaces with EV charger and a landscaped rear garden. Available soon. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a panel effect composite door with obscure double glazed insert. Wood effect flooring. Single panel radiator with thermostat control. Smoke alarm. Stairs rising into the first floor. Door to:

LOUNGE

13' 3" x 11' 6" (4.04m x 3.51m)
uPVC double glazed window to the front aspect. Double panel radiator. Recessed ceiling spotlights. Wood effect flooring. Wall mounted Hive programmable thermostat for the central heating. Built in under stairs storage cupboard housing the electric consumer unit and fibre broadband inlet. Door to:



KITCHEN/DINING ROOM INC UTILITY AREA

14' 7" max x 9' 6" (4.44m x 2.9m)
A range of Teal eye and base level Shaker style units surmounted by marble effect worktops. Stainless steel 1.5 bowl sink and drainer with mixer tap over. Built in stainless steel single electric oven, four ring gas hob and extractor hood. Integrated fridge freezer and full-size dishwasher. Space and plumbing for a washing machine. Concealed Ideal combination central heating boiler. Recessed ceiling spotlights. Wood effect flooring. Double panel radiator with thermostat control.

uPVC double glazed patio doors with adjoining full height uPVC double glazed windows. Door to:

CLOAKROOM

Semi-pedestal wash hand basin with mixer tap and low-level close coupled toilet. Wood effect flooring. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator with thermostat control.

STAIRS & LANDING

Loft hatch. Doors to all further accommodation:

BEDROOM ONE

9' 1" x 7' 6" min (2.77m x 2.29m)

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

ENSUITE

White suite comprising: wash hand basin with vanity unit under, low-level toilet and fully tiled shower enclosure with thermostatic shower. Wood effect flooring. Ceiling mounted extractor fan. Recessed ceiling spotlights. Heated towel rail radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

BEDROOM TWO

14' 8" max x 7' 6" max (4.47m x 2.29m)

Two uPVC double glazed windows to the front aspect. Single panel radiator with thermostat control. Built-in over stairs storage cupboard.

BATHROOM

6' 9" x 5' 2" (2.06m x 1.57m)

White suite comprising wash hand basin with vanity unit under, low-level toilet and panelled bath with thermostatic shower unit over. Tiling to splashback areas. Electric shaver socket. Ceiling extractor fan. Recessed ceiling spotlights. Heated towel rail radiator

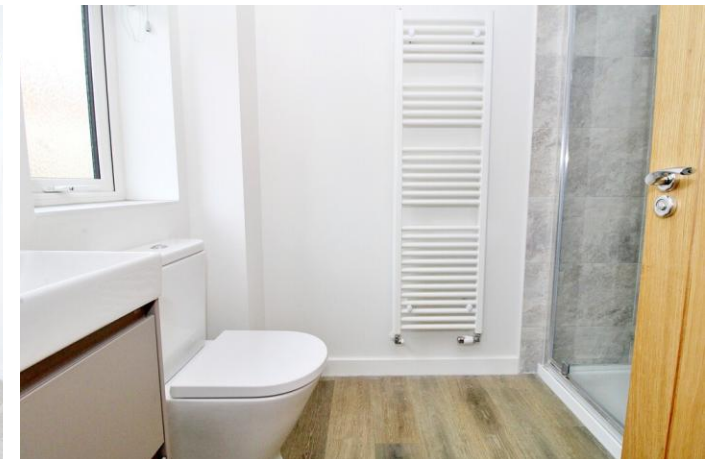


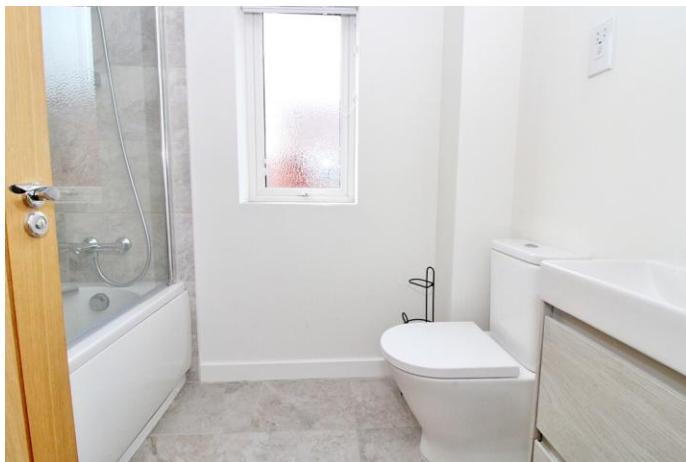
with thermostat control. Obscure uPVC double glazed window to the side aspect.

PARKING & FRONTAGE

Two tarmac parking spaces. Slab path leading to the front door and side gate. EV car charger. Storm porch with courtesy light. Planted wood mulch border to the front of the property.







REAR GARDEN

Slab path across the rear of the property and down the side to a lockable gate. Steps rise to a landscaped terrace with winding stepping stone path leading to a timber shed. Gravel path to the top of the garden with gravel and lawn areas. Enclosed by timber fencing and a stone wall 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.

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).

