



EDWARD KNIGHT
ESTATE AGENTS

23 BETONY ROAD, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0FB

£1,450 PCM





A modern three bedroom, three storey semi-detached house located in the popular Oaklands development in Coton Park, which offers easy access to major roads and Rugby railway station. The accommodation briefly comprises: entrance hall, cloakroom, lounge, conservatory, kitchen, two first floor double bedrooms, family bathroom and second floor master bedroom with en-suite shower room. The property further benefits from gas fired central heating, uPVC double glazing, low maintenance rear garden, two off-road parking spaces and a single garage. Available early September. Unfurnished. Energy rating C.

Entrance Hall

Enter via a composite panel effect entrance door with a double glazed panel over. Single panel radiator. Tiled floor. Smoke alarm. Thermostat. Telephone socket. Stairs rising to the first floor. Doors to the kitchen and lounge. Door to:

Cloakroom

With a white suite comprising: low level close coupled toilet and pedestal wash hand basin. Tiled walls to half height. Tiled floor. Extractor fan. Recessed ceiling spotlights. Electric consumer unit. Single panel radiator with thermostat.



Kitchen

10' 9" x 8' 4" (3.28m x 2.54m)

With a range of eye and base level units surmounted by wood effect roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob, stainless steel splashback panel and chimney extractor hood. Fridge freezer. Space and plumbing for a washing machine and dishwasher. Tiled floor. Concealed Ideal central heating boiler and wall mounted timer controls. Single panel radiator with thermostat. uPVC double glazed window to the front aspect.

Lounge

15' 5" x 14' 7" (4.7m x 4.44m)

With a uPVC double glazed window to the side aspect. Two single panel radiators with thermostat controls. Satellite and telephone connections. Understairs storage cupboard. uPVC double glazed French doors with adjoining full height double glazed windows to:

Conservatory

10' 8" x 7' 11" (3.25m x 2.41m)

Being of dwarf wall and uPVC double glazed construction with double glazed French doors to the rear garden. Tiled floor. Recessed ceiling spotlights. Power sockets. Wall mounted electric panel heater.

Stairs & Landing

With a built-in airing cupboard housing a high pressure hot water cylinder and slatted linen shelf. Smoke alarm. Built-in overstairs storage cupboard. Doors to all further first floor accommodation.

Bedroom Two

11' 5" x 9' 0" (3.48m x 2.74m)

With a uPVC double glazed window to the front aspect. Single panel radiator with thermostat controls. Satellite connection. Two double door fitted wardrobes.

Bedroom Three

12' 2" x 8' 7" (3.71m x 2.62m)

With a uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

Family Bathroom

8' 5" x 6' 1" (2.57m x 1.85m)

With a four piece white suite comprising: pedestal wash hand basin, low level close coupled toilet, panelled bath and fully tiled shower cubicle. Tiling to splashback areas. Vinyl floor. Extractor fan. Heated towel rail



radiator. Obscure uPVC double glazed window to the front aspect.

Stairwell

With an understairs storage area. uPVC double glazed window to the rear aspect. Stairs rising to:

Master Bedroom

18' 5" x 11' 3" (5.61m x 3.43m)

With a uPVC double glazed window to the front aspect. Two double glazed skylight windows to the rear aspect. Two double panel radiators. Thermostat. TV socket. Fitted wardrobes. Loft hatch. Smoke alarm.







Door to:

En-suite

With a white suite comprising: low level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure. Tiling to splashback areas. Tile effect floor. Electric shaver socket. Extractor fan. Heated towel rail radiator.

Front Garden & Driveway

Slab path leading to the front door with storm porch and courtesy light. Planted border to the front. Path continues across the front of the house to the driveway, which provides off-road parking space for two vehicles and direct access to the garage. Timber gate to the rear garden.

Single Garage

With an up and over door to the front. Power and light connected. Side door to the rear garden.

Rear Garden

Mainly laid to slabs with well stocked border areas to the left and rear. Outside cold water tap. Timber gate to the driveway. Door to the garage. Retained by timber fencing and walls.

Council Tax

Band D

Fees

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: including communication services and 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: £500 plus VAT (plus check-out fee of £100 plus VAT)

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