



EDWARD KNIGHT
ESTATE AGENTS

STOWE DRIVE, RUGBY, CV22 7NU

£1,125 PCM – FEES APPLY





A modern three bedroom terraced house located in the popular residential development of The Pavilions, which offers easy access to Rugby town centre, major roads and bus routes. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen, three bedrooms & a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, one allocated parking space and a rear garden. Available now. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a part double glazed panel effect entrance door. Engineered wood flooring. With single panel radiator. Telephone point. Wall mounted timer for central heating. Alarm panel. Stairs rising to first floor. Smoke alarm. Understairs storage cupboard. Doors to Lounge & Kitchen. Door to:

CLOAKROOM

With a low level close-coupled toilet and pedestal wash hand basin with separate taps. Tiled splashback areas. Vinyl floor. Extractor fan. Panel radiator.

KITCHEN

11' 7" x 6' 0" (3.53m x 1.83m)

Fitted with range of base and wall mounted units surmounted by contrasting roll-edge worksurfaces. Stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven with four ring gas hob over. Extractor hood. Fridge freezer and washing machine. Radiator. Cupboard housing wall mounted gas-fired central heating boiler. Door to storage cupboard with shelving and consumer unit. Breakfast Bar. uPVC double glazed window to front aspect. Ceramic tiled floor.

LOUNGE

12' 2" x 12' 8" (3.71m x 3.86m)

Engineered wood flooring. uPVC double glazed doors and window to the rear aspect. Double panel radiator.



TV aerial point. Telephone point.

BEDROOM ONE

12' 8" x 12' 4" (3.86m x 3.76m)

uPVC double glazed window to the front aspect.

Double panel radiator with thermostatic control.

BEDROOM TWO

12' 6" x 8' 0" (3.81m x 2.44m)

uPVC double glazed window to the front aspect.

Double panel radiator with thermostatic control.

BEDROOM THREE

11' 5" x 6' 0" (3.48m x 1.83m)

uPVC double glazed window to the rear aspect.

Double panel radiator with thermostatic control.

BATHROOM

8' 1" x 6' 0" (2.46m x 1.83m)

With a white suite comprising: pedestal wash hand basin, low level toilet and panelled bath with shower over. Tiled splashback areas. Built-in airing cupboard with hot water cylinder and slatted shelf. Vinyl floor. Extractor fan. Panel radiator. Obscure uPVC double glazed window to the rear aspect.

COUNCIL TAX

Band C







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: 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.

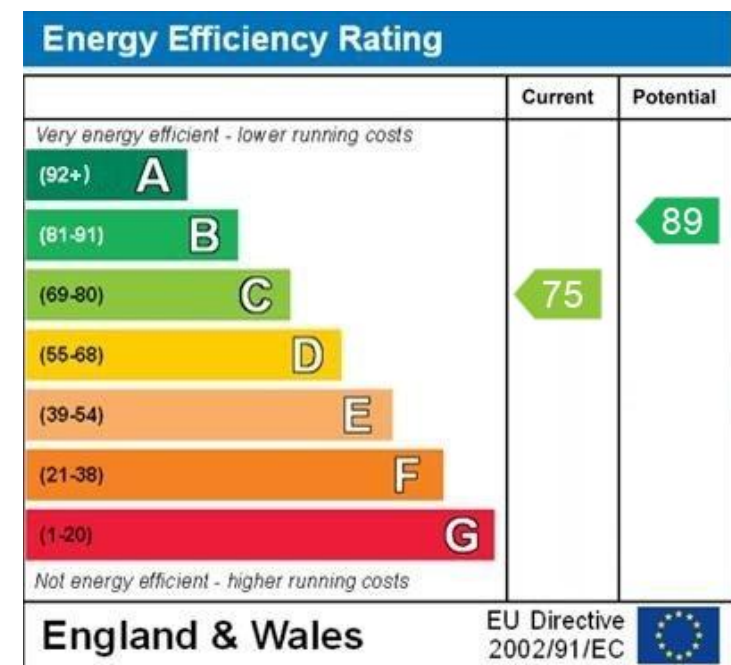
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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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