



EDWARD KNIGHT
ESTATE AGENTS

EXPECTATIONS DRIVE, BUTTERFIELD GARDENS, RUGBY, CV21 1FW

£1,350 PCM – FEES APPLY





A modern three bedroom end of terrace house located in the Butterfield Gardens development off Technology Drive, which offers excellent access to the railway station, town centre, motorways and amenities. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/breakfast room, main bedroom with en-suite shower room, two further bedrooms and a family bathroom. Further benefits include: gas fired central heating, uPVC double glazing, two off-road parking spaces and an enclosed rear garden with shed. Available late November. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Enter the property via a panel effect entrance door with obscure double glazed inserts. Double panel radiator. Electric consumer unit. Tiled floor. Wall mounted timer controls and thermostat for central heating. Under stairs storage cupboard. Under stairs storage area. Smoke alarm. Stairs rising to the first floor. Doors leading through to the lounge and kitchen. Door to:

CLOAKROOM

White pedestal wash hand basin and low level close coupled toilet. Single panel radiator with thermostat control. Tiling to splash back areas. Extractor fan. Tiled floor.



LOUNGE

15' 4" x 10' 5" (4.67m x 3.18m)

uPVC double glazed doors with adjoining full height panels to the rear garden. uPVC double glazed window to the side aspect. Double panel radiator. Wall mounted timer/thermostat for independent heating. Telephone and satellite points.

KITCHEN

11' 2" x 9' 11" (3.4m x 3.02m)

A range of white eye and base level units surmounted by contrasting roll-edge work surfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Space and plumbing for a washing machine and fridge/freezer. Concealed Ideal central heating boiler. Recessed ceiling spotlights and under unit lights. Tiled floor. Double panel radiator. Extractor fan. uPVC double glazed window to the front aspect.

STAIRS & LANDING

Access to loft space. Smoke alarm. Doors to all further accommodation.

BEDROOM ONE

11' 10" x 7' 9" (3.61m x 2.36m)

uPVC double glazed window. Single panel radiator with thermostat control. Telephone point. Wardrobe recess. Door to:

EN-SUITE/SHOWER ROOM

White suite comprising: pedestal wash hand basin with mixer tap, low level toilet and fully tiled shower cubicle. Tiling to splash back areas and tiled floor. Extractor fan. Heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

BEDROOM TWO

10' 5" x 8' 4" (3.18m x 2.54m)

uPVC double glazed window to the rear aspect. Single panel radiator.

BEDROOM THREE

7' 8" x 6' 9" (2.34m x 2.06m)

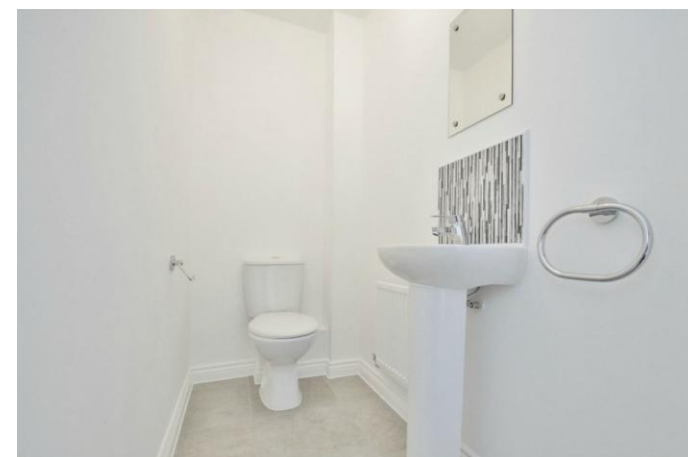
uPVC double glazed window to the rear aspect. Single panel radiator.



BATHROOM

6' 8" x 5' 6" (2.03m x 1.68m)

White suite comprising: low level toilet, pedestal wash hand basin and panelled bath with thermostatic shower unit over. Tiling to splashback areas. Extractor fan. Tiled floor. Recessed spotlights. Heated towel rail radiator.





FRONT GARDEN & PARKING

Two allocated off-road parking spaces. Slab path leading to the front door with storm porch and courtesy light. Wood mulch border to the side of the drive. Access down the side of the property to a lockable timber gate.

REAR GARDEN

Slab path across the rear of the property which also leads to a timber shed. The remainder is laid to lawn and enclosed by timber fencing with a timber gate to the side. Outside tap and security light.

COUNCIL TAX

Band C

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 in lieu of the correct notice in a 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

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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