



EDWARD KNIGHT
ESTATE AGENTS

CHAPEL STREET, LONG LAWFORD, RUGBY, CV23 9BH

£995 PCM – FEES APPLY





A characterful two bedroom cottage in the popular village of Lawford, which is well served by local amenities and offers easy access to major roads & Rugby town centre. The well presented accommodation briefly comprises: lounge/dining room, kitchen, two double bedrooms & a first floor, four piece bathroom. The property further benefits from gas fired central heating, uPVC double glazing and a peaceful rear garden with useful outbuildings. Available late March. Unfurnished. Energy rating C.

LOUNGE/DINING ROOM

21' 5" x 12' 2" max (6.53m x 3.71m)

Enter via a part obscure double glazed composite panel effect door. uPVC double glazed windows to the front and rear aspects. Two double panel radiators with thermostat controls. Wood effect laminate floor. Wall mounted lights. TV and telephone connections. Open fireplace with tiled hearth. Under stairs storage cupboard with electric consumer unit and electric meter. Door to the stairwell. Door to:

KITCHEN

8' 5" x 6' 5" (2.57m x 1.96m)

A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset ceramic sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and extractor hood. Space for an undercounter fridge and washing machine. Tile effect flooring. uPVC double glazed window to the rear aspect and part obscure double glazed uPVC door to the garden.

STAIRS & LANDING

Exposed floorboards. Internal obscure glazed window to bedroom two. Picture rail. Smoke alarm. Doors to all further accommodation.



BEDROOM ONE

12' 7" to wardrobes x 11' 9" (3.84m x 3.58m)

Two uPVC double glazed windows to the front aspect. Double panel radiator with thermostat control. Exposed floorboards. Decorative cast-iron fireplace. Fitted wardrobes. Exposed beams. TV aerial socket.

BEDROOM TWO

9' 4" x 9' 2" (2.84m x 2.79m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Exposed floorboards.

BATHROOM

8' 5" x 7' 0" min (2.57m x 2.13m)

Four piece white suite comprising: pedestal wash hand basin, low-level toilet, panelled bath and fully tiled shower enclosure. Tiling to splashback areas. Exposed wood floor. Cupboard housing a combination central heating boiler. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

FRONT GARDEN

Concrete path leading to the front door through a gravel fore garden retained by low brick walls.

Decorative planters and Lavender. Shared access down the side of the property to the rear garden.

REAR GARDEN

Concrete and block paved side return with two water butts. Slab steps to a block paved path which leads to a slab patio area at the rear of the garden past a lawned area with pond. Borders down both sides and one mature tree. Lockable timber gate to the side access. Two brick-built stores accessed via double glazed doors with a double glazed window to the larger.



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.

Utility Supplies: including payment for communication services (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.

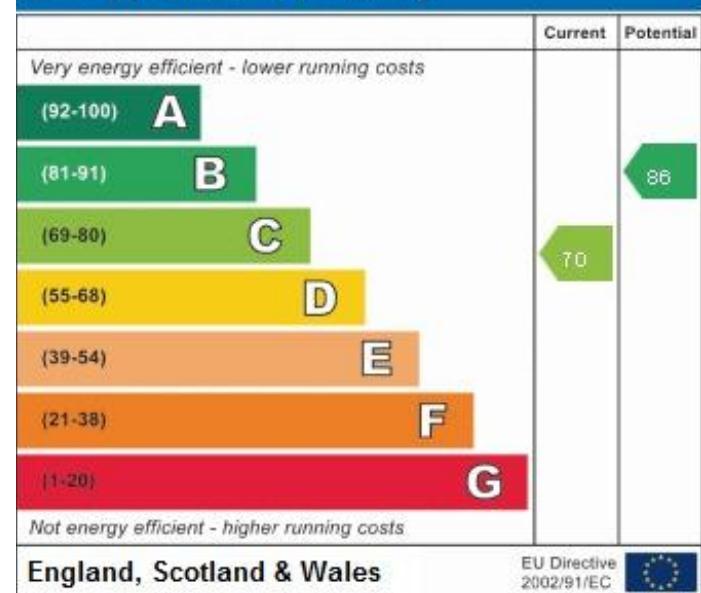
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

Company Application Fee: £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).

Energy Efficiency Rating



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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 and 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.