



EDWARD KNIGHT
ESTATE AGENTS

VICARAGE HILL, CLIFTON UPON DUNSMORE, RUGBY, CV23 0DG

£1,600 PCM – FEES APPLY





An improved and extended three bedroom semi-detached house located just outside Rugby in the popular village of Clifton-upon-Dunsmore, which offers excellent commuter access to Rugby town centre, railway station and major roads. The well presented accommodation briefly comprises: entrance hall, lounge, extended kitchen/dining/family room, utility room, cloakroom, three bedrooms and a refitted family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking for three cars and a generous rear garden with store which is not overlooked from the rear. Available early July. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a composite panel effect door with double glazed insert. Single panel radiator with thermostat. Solid oak flooring. Shoe rack concealing the electric consumer unit. Smoke alarm. Stairs rising to the first floor. Fibre optic broadband inlet point. Door to the kitchen. Door to:

LOUNGE

17' 1" x 10' 2" (5.21m x 3.1m)
uPVC double glazed bay window to the front aspect. Double panel radiator with thermostat. Solid oak flooring. Decorative fireplace. Alcove storage cupboard.



KITCHEN/DINING/FAMILY ROOM

22' 10" x 15' 9" max (6.96m x 4.8m)

KITCHEN AREA

A refitted range of Shaker style eye and base level units surmounted by contrasting composite worktops. Inset stainless steel sink and drainer with mixer tap over. Built in stainless steel single electric oven, microwave, five ring ceramic induction hob and canopy extractor. Integrated fridge freezer and dishwasher. LVT flooring. Built-in under stairs storage cupboard. Recessed ceiling

spotlights. Double panel radiator with thermostat control. uPVC double glazed window to the side aspect. Obscure double glazed uPVC door to the side.

DINING/FAMILY AREA

uPVC double glazed canopy roof. uPVC double glazed folding patio doors to the rear garden. Double panel radiator with thermostat control. LVT flooring. Pocket Door to:

UTILITY

A range of Shaker style units surmounted by wood block effect work surfaces. Inset stainless steel sink with mixer tap over. Space and plumbing for a washing machine. Concealed combination central heating boiler. Recessed ceiling spotlights. Extractor fan. LVT flooring. Single panel radiator with thermostat control. uPVC double glazed window to the side aspect. Pocket door to:

CLOAKROOM

Corner wall mounted wash hand basin with mixer tap and low-level toilet. Recessed ceiling spotlights. Extractor fan. LVT flooring. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the rear aspect.

STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft hatch. Doors to all further first floor accommodation:

BEDROOM ONE

12' 8" x 8' 11" (3.86m x 2.72m)

uPVC double glazed bay window to the front aspect. Single panel radiator with thermostat control.

BEDROOM TWO

9' 6" to wardrobes x 8' 3" (2.9m x 2.51m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. A range



of fitted wardrobes.

BEDROOM THREE

8' 3" x 6' 7" (2.51m x 2.01m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat. Engineered oak flooring.

FAMILY BATHROOM

7' 4" x 5' 8" (2.24m x 1.73m)

Refitted white suite comprising: period style vanity unit within inset wash hand basin, low-level toilet and P-shaped panelled bath with thermostatic shower over







with fixed rain effect showerhead and separate detachable showerhead. Tiling to splashback areas. Tiled floor. Wall mounted lights. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE

Gravel to the entirety of the front of the property providing off-road parking space for three cars. Concrete driveway continues down the side of the house (limited vehicular access) with cold water tap.

REAR GARDEN

Slab path across the back of the house leading all the way to the end of the garden. Courtesy lights and power socket attached to the back of the house. Laid to lawn area with well stocked planted borders. Flagstone patio area with overhanging tree. Timber edge planting border. Greenhouse. The rear end of the garden is laid partly to lawn and the remainder to wood mulch and well stocked beds and borders.

STORE

Up and over door to the front.

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 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).



