EDWARD KNIGHT
ESTATE AGENTS

WILLOW GARDENS, RUGBY, CV22 5LW

£1,500 PCM – FEES APPLY

A well presented three bedroom end of terrace house situated in a private and exclusive development just off Hillmorton Road. The quiet location ensures ease of access to Rugby town centre and railway station whilst being in the catchment of reputable schools. The accommodation briefly comprises: entrance hall, cloakroom, lounge with bi-fold doors to the garden, an impressive kitchen/dining room with integrated appliances, three well proportioned bedrooms, an en-suite shower room and a family bathroom. The property benefits from gas fired central heating with underfloor heating to the ground floor, uPVC double glazed windows, two parking spaces and a secluded rear garden. Available now. Unfurnished or furnished to suit. Energy rating TBC

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Tiled floor. Smoke alarm. Stairs rising to the first floor. Door to the kitchen/dining room. Door to:

CLOAKROOM

White suite comprising: wash hand basin with vanity unit under and a low-level toilet with concealed cistern. Tiled floor. Wall mounted electric consumer unit. Ceiling mounted extractor fan. Recessed ceiling spotlights. Obscure uPVC double glazed sash window to the front aspect.

KITCHEN/DINING ROOM

18' 6" x 14' 5" max (5.64m x 4.39m)

A range of eye and base level units surmounted by quartz worktops. Inset sink with mixer tap and integrated draining area. Built-in stainless steel double electric oven, four ring induction touch hob and chimney extractor hood. Integrated fridge freezer, washing machine and full-size dishwasher. Recessed ceiling spotlights. Tiled floor. Built in understairs storage cupboard with shelving, tiled floor and cabinet housing

the underfloor heating valves. Double opening glazed doors to:

LOUNGE
17' 9" x 11' 11" (5.41m x 3.63m)
uPVC double glazed bi-folding doors to the rear garden. Satellite connection point. Recessed ceiling spotlights.

STAIRS & LANDING
Loft hatch with drop down loft ladder. Double panel radiator. Built-in over stairs cupboard housing the central heating boiler and hot water cylinder. Doors to all further accommodation:

BEDROOM ONE
11' 3" x 10' 5" (3.43m x 3.18m)
uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Door to:

ENSUITE
White suite comprising: wash hand basin with vanity unit under, low level toilet with concealed cistern and shower enclosure with thermostatic shower. Tiling to splashback areas. Recessed ceiling spotlights. Ceiling mounted extractor fan. Tiled floor. Chrome heated towel rail radiator with thermostat. Obscure uPVC double glazed window to the front aspect.

BEDROOM TWO
11' 7" min x 8' 6" (3.53m x 2.59m)
uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control.

BEDROOM THREE
11' 11" x 6' 5" to wardrobes (3.63m x 1.96m)
uPVC double glazed window to the rear aspect. Double panel radiator with thermostat. Fitted triple sliding mirrored door fronted wardrobe and dressing table.

FAMILY BATHROOM
7' 3" x 5' 2" min (2.21m x 1.57m)
White suite comprising: wash hand basin with vanity unit under, low-level toilet with concealed cistern and panelled bath with thermostatic shower over. Tiling to splashback areas and tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome heated towel rail radiator with thermostat. Obscure uPVC double glazed window to the side aspect.

FRONTAGE
Block paved frontage providing one parking space. Cracked slate border and storm porch. Access down the side of the property to the rear garden.

An additional parking space is allocated directly opposite the front of the property.

REAR GARDEN
Lockable timber gate giving access to a slab which continues across the back of the house and extends to a patio seating area. The remainder of the garden is mainly to cracked slate with mature planted borders. Enclosed by timber fencing.

COUNCIL TAX
Band D

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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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