



EDWARD KNIGHT  
ESTATE AGENTS

BETONY ROAD, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0FB

£1,750 PCM – FEES APPLY





An immaculate modern four bedroom, three storey detached house located in the popular residential development of Coton Park, which is well positioned for commuters to access motorways, Rugby railway station & out of town retail parks. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three first floor bedrooms with one en-suite, family bathroom & top floor main bedroom with ensuite. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking for two cars, a single garage & an enclosed rear garden. Available early February. Unfurnished. Energy rating D.

#### ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Radiator. Polished tiled floor. Smoke alarm. Under stairs storage cupboard with electric consumer unit. Stairs rising to the first floor. Doors to the lounge and kitchen. Door to:

#### CLOAKROOM

White suite comprising: corner pedestal wash hand basin and low-level close coupled toilet. Tiling to half height. Tiled floor. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the side aspect.

#### LOUNGE

14' 9" x 10' 8" (4.5m x 3.25m)  
UPVC double glazed bay window to the front aspect. double panel radiator with thermostat control. Wood effect flooring. Panel effect walls. Alcove shelving and storage. Decorative chimney breast recess.

#### KITCHEN/DINING ROOM

18' 4" x 12' 5" (5.59m x 3.78m)  
A range of Shaker style eye & base level units surmounted by wood effect works surfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling

to splashback areas. Built in stainless steel single electric oven, fridge freezer and dishwasher. Six ring gas hob with chimney extractor hood over. Space and plumbing for a washing machine. Polished tiled floor. Recessed ceiling spotlights. Concealed gas fired central heating boiler. Two double panel radiators with thermostat controls. UPVC double glazed window to the rear aspect. UPVC double glazed patio doors to the rear garden.

#### **FIRST FLOOR STAIRS & LANDING**

UPVC double glazed window to the side aspect. Single panel radiator with thermostat control. Stairs rising to the second floor. Doors to all further first floor accommodation

#### **BEDROOM TWO**

12' 11" x 10' 10" (3.94m x 3.3m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in wardrobes. Door to:

#### **ENSUITE**

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure with thermostatic shower. Wood effect flooring. Recessed ceiling spotlights. Wall mounted extractor fan. Heated towel rail radiator with thermostat control.

#### **BEDROOM THREE**

12' 0" x 10' 11" (3.66m x 3.33m)

UPVC double glazed window to the rear aspect. Radiator.

#### **BEDROOM FOUR**

12' 0" max x 7' 2" (3.66m x 2.18m)

UPVC double glazed window to the rear aspect. Radiator.



#### **FAMILY BATHROOM**

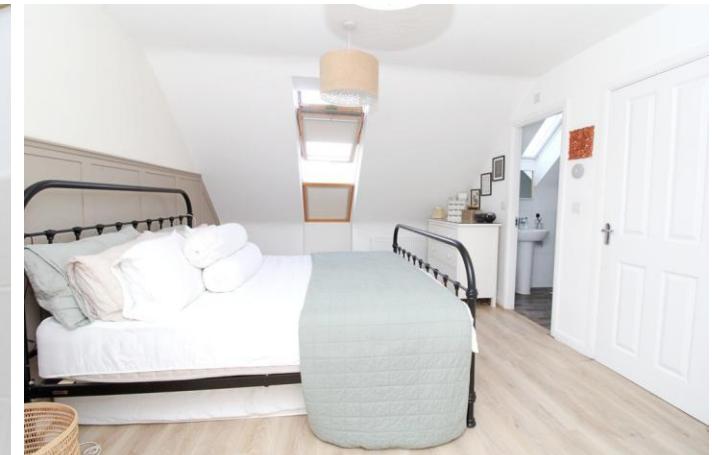
7' 3" x 5' 6" (2.21m x 1.68m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with mixer tap and thermostatic shower over. Tiling to splashback areas. Wood effect flooring. Wall mounted extractor fan. Heated towel rail radiator. Obscure UPVC double glazed window to front aspect.

#### **SECOND FLOOR STAIRS & LANDING**

Obscure UPVC double glazed window to side aspect. Built in airing cupboard housing a high-pressure hot water cylinder. Loft hatch. Door to:







#### BEDROOM ONE

18' 10" x 11' 4" (5.74m x 3.45m)

UPVC double glazed window to the front aspect.

Double glazed Velux window to the rear aspect. Single panel radiator. Wood effect laminate flooring. Two sets of fitted wardrobes. Nest controller for independent heating. Door to:

#### EN-SUITE SHOWER

Suite comprising pedestal wash hand basin, low-level close coupled toilet and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Wood effect vinyl flooring. Wall mounted extractor fan. Electric shaver socket. Heated towel rail radiator. Double glazed Velux window to the rear aspect.

#### FRONT & DRIVEWAY

Slab path to the front door. Wood mulch either side with shrubs & decorative trees. Off-road parking for two vehicles and direct access to the garage

#### GARAGE

Up and over door to the front, power and light connected and open overhead storage space.

#### REAR GARDEN

Slab patio adjoining the rear of the property with timber gate to the driveway. The garden is then laid mainly to lawn with planting border areas, shrubs and trees. Outside cold water tap. Enclosed by brick walls and timber fencing.

#### COUNCIL TAX

Band E

#### 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](http://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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	79	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.