



EDWARD KNIGHT
ESTATE AGENTS

ACADEMY DRIVE, RUGBY, CV21 3UG

£1,650 PCM – FEES APPLY





A modern four bedroom detached house positioned in a small cul-de-sac which is within walking distance of Rugby town centre and railway station whilst also being on the Hillmorton side of town to benefit from various schools. The well proportioned accommodation briefly comprises: entrance lobby, lounge, kitchen/dining room leading to a utility area, ground floor WC, four well proportioned bedrooms with wardrobes, one en-suite and a family bathroom. The property further benefits from off-road parking, a single integral garage & an enclosed rear garden. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Single panel radiator. Tiled floor. Ceiling mounted smoke alarm. Stairs rising to the first floor. Door to:

LOUNGE

16' 1" x 10' 10" max (4.9m x 3.3m)
uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect flooring. Fibre optic broadband connection point. Thermostat for the central heating. Built in under stairs storage cupboard housing the alarm control panel. Door to:



KITCHEN/DINING ROOM

17' 4" x 8' 3" (5.28m x 2.51m)
A range of eye and base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Stainless steel built under double electric oven, black ceramic induction hob and chimney extractor hood. Integrated dishwasher. Space for a full height fridge freezer. Tiled floor. Double panel radiator with thermostat control. UPVC double glazed window to the rear aspect. UPVC double glazed patio doors to the rear garden. Opening to:

UTILITY AREA

Further base level unit surmounted by contrasting worktop. Space and plumbing for a washing machine. Concealed wall mounted central heating boiler. Wall mounted extractor fan. Tiled floor. Double panel radiator with thermostat control. Part double glazed composite door to the rear garden. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin with mixer tap and low-level toilet. Tiling to half height. Tiled floor. Wall mounted extractor fan. Single panel radiator with thermostat control

STAIRS & LANDING

Single panel radiator with thermostat control. Loft hatch. Walk-in airing cupboard housing a hot water cylinder. Doors to all further first floor accommodation:

BEDROOM ONE

10' 11" x 9' 7" min (3.33m x 2.92m)

UPVC double glazed window to the front aspect. Single panel radiator. Wood effect flooring. Wall mounted programmable thermostat for the central heating. Built in double sliding door fronted wardrobe. Door to:

ENSUITE

White suite comprising: pedestal wash hand basin with mixer tap, low-level toilet and double shower tray with thermostatic shower. Tiling to half height. Tiled floor. Electric shaver socket. Ceiling mounted extractor fan. Chrome heated towel rail radiator.

BEDROOM TWO

10' 10" x 8' 4" (3.3m x 2.54m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect flooring. Built in double sliding door fronted wardrobe.



BEDROOM THREE

10' 7" x 7' 9" (3.23m x 2.36m)

UPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Wood effect flooring. Fitted double sliding door fronted wardrobe.

BEDROOM FOUR

8' 2" x 6' 9" (2.49m x 2.06m)

UPVC double glazed window to the rear aspect. Radiator with thermostat control. Wood effect flooring. Built-in double sliding door fronted wardrobe.







FAMILY BATHROOM

6' 9" x 5' 10" (2.06m x 1.78m)

White suite comprising: pedestal wash hand basin, low-level toilet and panelled bath with mixer tap and thermostatic shower over. Fully tiled walls and floor. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Obscure UPVC double glazed window to the rear aspect.

FRONT GARDEN & DRIVEWAY

Tarmac driveway for two cars and direct access to the garage. Yellow slab path to the front door which has a storm porch. Lawned fore garden with bushes and planting borders to the perimeter. Access down the side the property via a timber gate.

SINGLE INTEGRAL GARAGE

Up and over door. Power and light connected. Electric consumer unit.

REAR GARDEN

Slab patio area across the rear of the property with cold water tap, power socket and wall mounted light. Continues as a path down the right hand side of the property to a lockable timber gate. Gravel area down the left-hand side of the property retained by fencing to the front. The remainder of the garden is laid to lawn with a rosebush, small tree and some climbing plants across the rear. Enclosed by timber fencing to all sides.

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.

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).



