





A traditional two bedroom mid terrace property conveniently located close to Rugby town centre and the western relief road. The accommodation briefly comprises: entrance porch, lounge, dining room, kitchen, two double bedrooms & A first floor bathroom. The property further benefits from gas fired central heating, uPVC double glazing and a lawned rear garden. Available early July. Unfurnished. Energy rating E.

#### **ENTRANCE PORCH**

Enter via a UPVC panel effect door with obscure double glazed insert. Wood effect laminate floor. Wall mounted electric consumer unit and electric meter. Opening to:

#### **LOUNGE**

12' 2" x 11' 2" (3.71m x 3.4m)  
UPVC double glazed window to the front aspect. Single panel radiator. Wood effect laminate floor. Coving. Built-in storage cupboard. Cable TV point. Glazed casement door to:

#### **DINING ROOM**

14' 5" x 12' 2" (4.39m x 3.71m)  
UPVC double glazed window to the rear aspect. Single panel radiator. Wood effect laminate floor. TV and telephone points. Feature fireplace. Alcove shelving and storage concealing a combination central heating boiler. Coving. Picture rail. Ceiling mounted smoke alarm. Stairs rising to the first floor.



### KITCHEN

16' 8" x 5' 9" (5.08m x 1.75m)

A range of eye and base level units surmounted by wood effect roll edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, five ring gas hob and chimney extractor hood. Integrated dishwasher. Space and plumbing for a washing machine and fridge freezer. Recessed ceiling spotlights. Tiled floor. UPVC double glazed window to the side aspect. Part double glazed UPVC door to the rear garden.

### STAIRS AND LANDING

Ceiling mounted smoke alarm. Dado rail. Loft hatch. Doors to all further accommodation.

### BEDROOM ONE

12' 2" x 11' 3" (3.71m x 3.43m)

UPVC double glazed window to the front aspect. Single panel radiator.

### BEDROOM TWO

11' 8" x 9' 3" (3.56m x 2.82m)

UPVC double glazed window to the rear aspect. Single panel radiator. Loft hatch. Built-in wardrobe. Coving.

### BATHROOM

10' 1" x 6' 1" (3.07m x 1.85m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Tile effect vinyl floor. Wall mounted extractor fan. Single panel radiator. UPVC double glazed window to the rear aspect.

### FRONT

Gravelled fore garden with slab path leading to the front door enclosed by brick walls with an iron gate to the front.



### REAR GARDEN

Concrete area adjoining the side and rear of the property with covered storage area. The remainder is laid to lawn with a timber gate to the rear pedestrian access and is enclosed by brick walls and timber fencing to all sides.

### COUNCIL TAX

Band A





#### **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>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	