



EDWARD KNIGHT
ESTATE AGENTS

WYNNE CRESCENT, RUGBY, CV21 1NS

£1,400 PCM – FEES APPLY





A modern three bedroom end of mews property conveniently located within walking distance of Rugby railway station & retail parks whilst being within easy reach of Rugby town centre and major roads. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room with integrated appliances, three bedrooms, en-suite shower room & family bathroom. Further benefits include gas fired central heating, uPVC double glazing, two off-road parking spaces & an enclosed rear garden. Available mid-end June. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert and obscure double glazed panel over. Single panel radiator with thermostat control. Amtico flooring. Electric consumer unit. Ceiling mounted smoke alarm. Built-in under stairs storage cupboard. Doors to the lounge and kitchen. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin and low-level close coupled toilet. Tiled splashback area. Amtico flooring. Ceiling mounted extractor fan. Single panel radiator with thermostat control

LOUNGE/DINING ROOM

15' 2" x 10' 8" (4.62m x 3.25m)
uPVC double glazed patio doors to the rear garden. Double panel radiator. TV, satellite and Virgin Media connection points. Wall mounted Nest thermostat for the central heating.

KITCHEN/BREAKFAST ROOM

10' 11" x 10' 0" (3.33m x 3.05m)
A range of white gloss eye and base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. AEG built under stainless steel double electric oven, four ring



gas hob and chimney extractor hood. Integrated fridge freezer, dishwasher and washer dryer. Concealed Ideal combination central heating boiler. Single panel radiator with thermostat control. UPVC double glazed window to front aspect.

STAIRS & LANDING

Loft hatch. Smoke alarm. Single panel radiator with thermostat control. Doors to all further first floor accommodation

BEDROOM ONE

10' 8" max x 9' 8" (3.25m x 2.95m)
uPVC double glazed window to the front aspect.
Double panel radiator with thermostat control. Built-in double sliding mirror door fronted wardrobe. TV socket. USB charge points. Door to:

ENSUITE

White suite comprising: pedestal wash hand basin, low-level close coupled toilet and fully tiled shower enclosure with electric shower. Tiling to splashback areas. Tile effect flooring. Ceiling mounted extractor fan. Electric shaver socket. Heated towel rail radiator with thermostat control. Obscure uPVC double glazed window to the front aspect.

BEDROOM TWO

10' 2" x 8' 9" (3.1m x 2.67m)
uPVC double glazed window to the rear aspect. Single panel radiator with the thermostat control

BEDROOM THREE

10' 10" x 6' 2" (3.3m x 1.88m)
uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

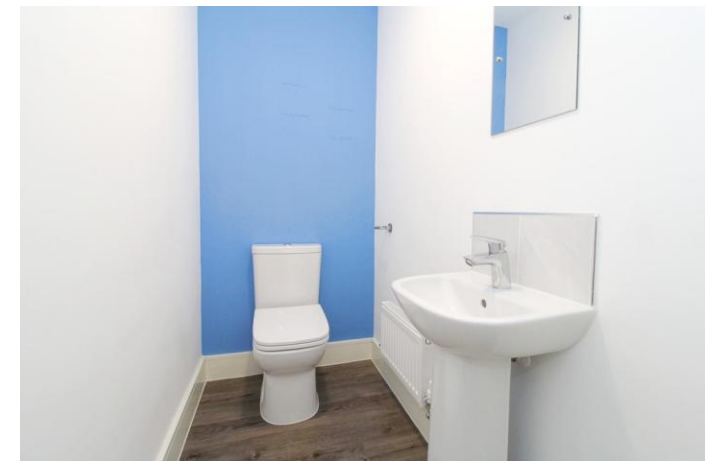


FAMILY BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m)
White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic mixer tap and shower unit over. Tiling to splashback areas. Tile effect vinyl floor. Electric shaver socket. Heated towel rail radiator with thermostat control. Ceiling mounted extractor fan.

FRONTAGE

Two off road parking spaces. Slab path to the front. Access down the side of the property to the rear gate.







REAR GARDEN

Slab patio area adjoining the rear of the property with path leading to a lockable timber gate. Cold water tap.

The remainder of the garden is laid mainly to lawn with raised timber edge planting borders to the right hand side and timber shed with water butt to the rear. The garden is enclosed by timber fencing to all sides.

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.

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

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		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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