EDWARD KNIGHT
ESTATE AGENTS

BARNABY ROAD, BUTTERFIELD GARDENS, RUGBY, WARWICKSHIRE, CV21 1GB

£1,600 PCM - FEES APPLY









A modern four bedroom detached house located on the Taylor Wimpey development of Butterfield Gardens, which offers excellent access to the railway station, motorways and amenities. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, master bedroom with en-suite shower room, three further bedrooms and family bathroom with shower. Further benefits include: gas fired central heating, uPVC double glazing, off-road parking, single garage and an enclosed rear garden. Available mid December. Unfurnished. Energy rating C.

Entrance Hallway

Enter the property via a panel effect entrance door with obscure double glazed inserts. Single panel radiator. Electric consumer unit. Wood effect flooring. Thermostat controls for central heating. Understairs storage cupboard. Understairs storage area. Smoke alarm. Stairs rising to the first floor. Doors leading through to the lounge and kitchen. Door to:

Ground Floor Cloakroom

With a pedestal wash hand basin. Low level closed couple toilet. Single panel radiator. Tiling to splash back areas. Extractor fan. Wood effect flooring.

Lounge

17' 7" x 13' 7" (5.36m x 4.14m)
With uPVC double glazed patio doors with full height uPVC double glazed windows adjoining to the rear aspect. Double panel radiator. Independent heating controls. Satellite and telephone points. Built-in storage cupboard/computer den with power and light.

Kitchen/Breakfast Room

12' 5" x 10' 8" (3.78m x 3.25m)
With a range of base and wall mounted units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in Zanussi single electric

oven with a four ring AEG gas hob and extractor hood over. Dishwasher. Space for washing machine and fridge/freezer. Concealed Ideal central heating boiler. Under unit lights. Tile effect flooring. Satellite point. Double panel radiator with thermostat control. uPVC double glazed window to the front aspect.

Stairs & Landing
With access to loft space. Single panel radiator. Smoke alarm. Doors to further accommodation.

Master Bedroom
12' 4" x 10' 5" (3.76m x 3.18m)
With a uPVC double glazed window to the rear aspect. Single panel radiator. Satellite point. Door to:

En-Suite
White pedestal wash hand basin, low level closed coupled toilet and fully tiled shower cubicle with electric shower. Part tiled walls. Electric shaver point. Heated towel rail radiator. Tile effect floor. Extractor fan.

Bedroom Two
10' 11" x 10' 5" (3.33m x 3.18m)
With a uPVC double glazed window to the front aspect. Single panel radiator.

Bedroom Three
10' 7" x 6' 10" (3.23m x 2.08m)
With a uPVC double glazed window to the rear aspect. Single panel radiator.

Bedroom Four
7' 3" x 6' 11" (2.21m x 2.11m)
With a uPVC double glazed window to the front aspect. Single panel radiator.

Bathroom
With a white suite comprising: pedestal wash hand basin with mixer tap over, low level closed coupled toilet and a panelled bath with combi shower unit over. Tile effect flooring. Tiling to splash back areas. Extractor fan. Heated towel rail radiator.



Front Garden
Slabbed path leading to the front door with planted wood mulch borders either side. Storm porch with courtesy light.

Garage & Driveway
Tarmacadam driveway to the side of the property providing off-road parking space for 2-3 vehicles.













Direct access to the single garage which has an up and over door to the front, power and light connected.

Rear Garden
Slab patio area to the rear of the property with cold water tap, power point and security light. Timber gate to the driveway. The remainder is laid to lawn and enclosed by timber fencing and brick walls.

Council Tax
Band - D

Fees
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.

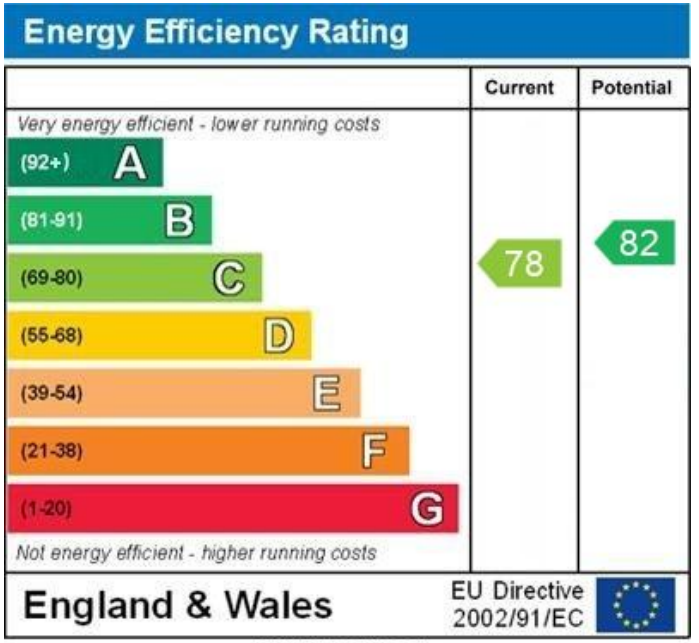
Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy 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).



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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