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GODFREY-PAYTON  
CHARTERED SURVEYORS



£950 Per month

47 Glebe Close, Coventry, CV4 8DJ

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Large Four bedroom family home, with close proximity to Warwick University and transport links via the A45.

## Lounge/Diner

25'2" x 11'10" (7.69 x 3.63)

Large carpeted lounge/dining room with two windows looking over the side garden of the property

## Kitchen

12'4" x 9'10" (3.78 x 3.02)

Kitchen with plenty of floor and wall units, one and half sink with hot and cold mixer tap. Space for dish washer. Window over lookin the rear garden.

\*\*Please note the cooker in the photo is NOT included in the Let\*\*

## Utility Room

Extra sink and work space, space for washing machine and tumble dryer. Door leading into side passageway.

## Study

11'10" x 10'6" (3.63 x 3.22)

Study to the front of the property, with original parquet flooring and built in storage

## Bedroom 1

14'10" x 11'10" (4.54 x 3.63)

Carpeted bedroom with single light fitting and bay window over looking side garden

## Bedroom 2

16'5" x 10'8" (5.01 x 3.26)

Carpeted bedroom to the front elevation, with single light fitting and window over looking the driveway

## Bedroom 3

11'10" x 9'10" (3.63 x 3.02)

Carpeted bedroom with single light fitting and window over looking the side garden

## Bedroom 4

9'10" x 9'8" (3.02 x 2.96)

Carpeted bedroom with single light fitting and window over looking the rear garden

## Bathroom

Separate shower with glass screen and electric shower, bath with separate hot and cold taps. Obscure window to the rear elevation and sink with mirrored cabinet above.

Separate WC with toilet and sink.

## Diocese Owned

This Property is owned by the Diocese of Coventry and is expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required and therefore there is no guarantee that it will be available for longer than the advertised fixed term.

It may transpire that the property remains available for longer than the advertised term however it is important that you understand at this stage that this is by no means guaranteed. The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

VIEWING:

By arrangement with the Agents

## Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

## Directions

