EDWARD KNIGHT
ESTATE AGENTS

NORTON LEYS, HILLSIDE, RUGBY, CV22 5RE

£1,450 PCM – FEES APPLY









A three bedroom detached house located in the sought after family orientated estate of Hillside, which is within the catchment of reputable schooling for all ages whilst offering easy access to the A45/M45 and other major roads. The accommodation briefly comprises: entrance porch, lounge, dining room, kitchen, three bedrooms, en-suite shower room and refitted family shower room. The property further benefits from gas fired central heating, uPVC double glazing, an enclosed rear garden, off-road parking & single garage with electric car charging point. Available early December. Unfurnished. Energy rating D.

ENTRANCE PORCH

Enter via a part double glazed UPVC door. UPVC double glazed window to the front aspect. Wood effect laminate floor. Part glazed door to:

LOUNGE

14' 2" x 10' 9" (4.32m x 3.28m)
uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Virgin media connection. Dado rail. Stairs rising to the first floor. Archway to:

DINING ROOM

10' 8" x 8' 2" (3.25m x 2.49m)
uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Wood effect laminate floor. Part glazed door to:

KITCHEN

11' 5" x 8' 2" max (3.48m x 2.49m)
Eye and base level units surmounted by roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven, four ring gas hob and extractor hood. Space and plumbing for a washing machine. Space for a fridge freezer. Tiled floor. Under stairs storage area.

Single panel radiator with thermostat control. uPVC double glazed window and part double glazed uPVC door to the rear garden.

STAIRS & LANDING

Access to loft space with modern gas fired combination boiler. Wireless smart thermostat for the central heating. Over stairs storage area. Doors to all further first floor accommodation.

BEDROOM ONE

12' 3" min x 8' 7" to wardrobes (3.73m x 2.62m)
uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Wood effect laminate floor. Fitted double door wardrobes. Concealed access to:

EN-SUITE

Refitted white suite comprising: low-level close coupled toilet, wash hand basin with vanity unit under and fully tiled shower with thermostatic shower. Fully tiled walls. tiled floor. Heated towel rail radiator. Extractor fan. Obscure uPVC double glazed window to the rear aspect.

BEDROOM TWO

10' 9" x 8' 2" min (3.28m x 2.49m)
uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate floor. Freestanding triple wardrobe.

BEDROOM THREE

8' 4" x 8' 2" (2.54m x 2.49m)
uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate floor.

SHOWER ROOM

8' 3" x 5' 8" (2.51m x 1.73m)
Refitted white suite comprising: vanity unit with inset wash hand basin and low-level toilet and a fully tiled walk-in shower area with thermostatic shower and fixed rain effect showerhead. Fully tiled walls and floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.



FRONT GARDEN & DRIVEWAY

Block paved driveway providing off-road parking space for one vehicle and direct access to the garage. Gravelled fore garden.




PALMOLIVE









SINGLE GARAGE
Up and over door. Power and light connected. Consumer unit. Electric car charging point.

REAR GARDEN
Timber decked area are adjoining the rear of the kitchen with slab patio and path continuing across the back of the house and down the side to a lockable gate. Cold water tap. The garden is laid mainly to lawn with planting borders to the perimeter and a timber shed. Enclosed by brick walls and 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.

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.

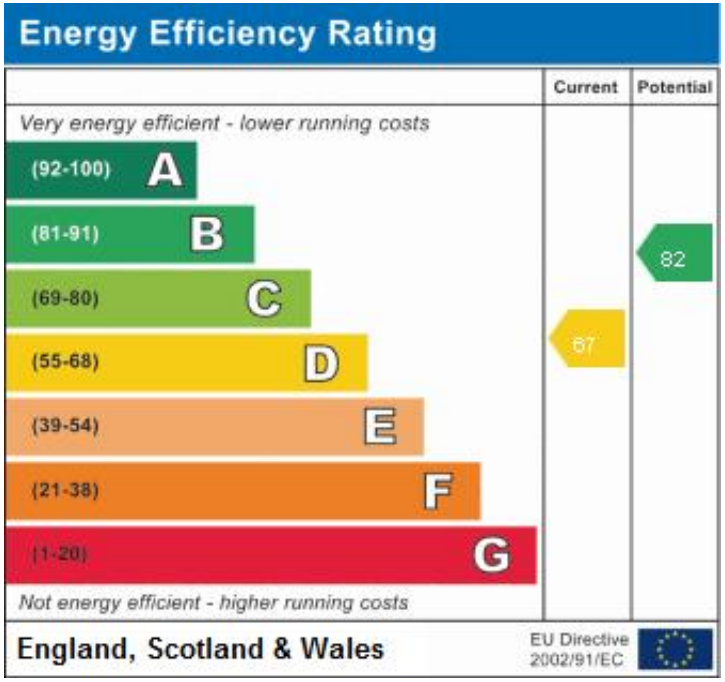
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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).



14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
lettings@edwardknight.co.uk
01788 543222

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