





A refurbished three bedroom mid terrace house located equidistant from Rugby town centre & railway station. The well presented accommodation briefly comprises: lounge, dining room, refitted kitchen, refitted ground floor bathroom & three bedrooms. Further benefits include gas fired central heating, uPVC double glazing & a secluded rear garden. Available late March. Unfurnished. Energy rating D.

DINING ROOM

11' 8" x 10' 9" (3.56m x 3.28m)

Enter via a part double glazed uPVC door. uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate flooring. Door to:

LOUNGE

14' 8" max x 11' 8" (4.47m x 3.56m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control. Stairs rising to the first floor. Built-in under stairs storage cupboard housing the utility meters. Door to:

KITCHEN

13' 8" x 5' 9" (4.17m x 1.75m)

A refitted range of eye and base level units surmounted by contrasting worktops. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, ceramic hob and extractor hood. Space and plumbing for a washing machine and fridge freezer. Wall mounted combination central heating boiler. Recessed ceiling spotlights. uPVC double glazed window to the side aspect. uPVC double glazed door to the garden. Door to:

GROUND FLOOR BATHROOM

7' 9" x 5' 7" (2.36m x 1.7m)

Refitted white suite comprising: low level close coupled toilet, pedestal wash hand basin and panelled bath



with mixer tap and shower attachment. Tiling to splash back areas. Recessed ceiling spotlights. Wall mounted extractor fan. Wood effect laminate flooring. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

STAIRS & LANDING

Doors to all further first floor accommodation:

BEDROOM ONE

11' 8" x 10' 9" (3.56m x 3.28m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.

BEDROOM TWO

12' 1" x 6' 8" max (3.68m x 2.03m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

BEDROOM THREE

18' 2" x 5' 8" max (5.54m x 1.73m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control.

FRONT GARDEN

Low maintenance fore garden retained by brick wall with steps rising to the front door.

REAR GARDEN

Concrete slabs to the side return with a timber gate leading to the shared side access. The remainder will be laid to lawn and enclosed by timber fencing and brick walls.

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

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		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(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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