



EDWARD KNIGHT
ESTATE AGENTS

BOSCAGE ROAD, BINLEY WOODS, COVENTRY, CV3 2WJ

£1,750 PCM – FEES APPLY





Edward Knight are delighted to offer the opportunity to let this modern four bedroom detached house in the highly desirable village of Binley Woods, which is ideally located for easy access to Coventry, Rugby and major roads. Binley is well served by a wide range of local amenities and schools. Set in a small new development, the accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, utility room, three double bedrooms, a single bedroom, an en-suite shower room and a family bathroom. The property further benefits from dual zone gas central heating, uPVC double glazing, an enclosed south facing rear garden, off-road parking with electric car charging point and a single garage. Available late October. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Amtico flooring. Single panel radiator with thermostat control. Smoke alarm. Built-in storage cupboard with wall mounted light. Stairs rising to the first floor. Doors to the lounge and kitchen. Door to:

CLOAKROOM

White suite comprising: low-level close coupled toilet and wash hand basin with mixer tap over and vanity unit under. Tiling to half height. Amtico flooring. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the front aspect.

LOUNGE

16' 9" into bay x 11' 1" (5.11m x 3.38m)
UPVC double glazed bay window to the front aspect. Double panel, radiator. Media connection sockets. Amtico flooring. Wall mounted thermostat timer for the ground floor central heating.



KITCHEN/DINING/FAMILY ROOM

18' 8" x 10' 6" min (5.69m x 3.2m)

A range of eye base level units surmounted by contrasting work surfaces. Insert stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in Bosch single electric oven, convection oven, five ring gas hob and chimney extractor hood. Integrated fridge freezer and dishwasher. Concealed Ideal central heating boiler. Recessed ceiling spotlights to the kitchen area. Ceiling mounted extractor fan. Built-in under stairs storage cupboard. Amtico flooring. Double panel radiator with thermostat control. UPVC double glazed window and patio doors to the rear aspect. Door to:

UTILITY ROOM

11' 1" x 5' 8" (3.38m x 1.73m)

A further range of units surmounted by contrasting worktops. Insert stainless steel sink and drainer with mixer tap over. Space and plumbing for a washing machine and further under counter appliances. Recessed ceiling spotlights. Ceiling mounted extractor fan. Amtico flooring. Single panel radiator with thermostat control. Part glazed UPVC door to the driveway.

STAIRS & LANDING

Single panel radiator with thermostat control. Smoke alarm. Built-in over stairs airing cupboard housing a high-pressure unvented hot water cylinder. Doors to all further first floor accommodation.

BEDROOM ONE

13' 4" max x 10' 8" (4.06m x 3.25m)

UPVC double glazed window to the front aspect. Single panel radiator. Wall mounted timer thermostat for the first floor central heating.

EN-SUITE

White suite comprising: low-level close coupled toilet, semi-pedestal, wash hand basin and double shower



tray with thermostatic shower. Tiling to half height. Recessed ceiling spotlights. Ceiling mounted extractor fan. Electric shaver socket. Tiled floor. Single panel radiator with thermostatic control.

BEDROOM TWO

10' 8" x 8' 3" (3.25m x 2.51m)

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

BEDROOM THREE

10' 1" x 8' 9" (3.07m x 2.67m)

UPVC double glazed window to the rear aspect. Single







panel radiator with thermostat control.

BEDROOM FOUR

7' 7" x 10' 0" max (2.31m x 3.05m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostatic control.

FAMILY BATHROOM

9' 8" x 6' 5" (2.95m x 1.96m)

Four piece white suite comprising: semi-pedestal wash hand basin with mixer tap, low-level close coupled toilet, panelled bath with mixer tap and fully tiled shower enclosure with thermostatic shower. Tiling to half height. Tiled floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Electric shaver socket. Chrome wall mounted heated towel rail radiator. Obscure UPVC double glazed window to the side aspect.

FRONT GARDEN & DRIVEWAY

Slab path to the front door with mulch borders either side. Storm porch with courtesy light. Tarmac driveway to the side of the property with electric charge point and direct access to the garage. Timber gate to the garden.

SINGLE GARAGE

Up and over door to the front. Power and light connected. Open overhead storage space.

REAR GARDEN

Slab patio adjoining the rear of the kitchen with slab path leading to a lockable timber gate to the driveway. Outside cold water tap. The remainder of the garden is laid to lawn and enclosed by timber fencing to all sides.

COUNCIL TAX

Band - TBC

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).

