



**EDWARD KNIGHT**  
ESTATE AGENTS

BARNABY ROAD, RUGBY, CV21 1GB

£1,650 PCM – FEES APPLY





A well presented modern four bedroom detached family house conveniently located within walking distance of Rugby railway station, town centre, retail parks and a short drive to major roads and motorways. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, four bedrooms, an en-suite shower room and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, a single garage and an enclosed rear garden. Available late March. Unfurnished. Energy rating B.

#### **ENTRANCE HALL**

Enter via a composite panel effect door with obscure double glazed inserts. Single panel radiator. Amtico flooring. Alarm control panel. Fibre optic broadband socket. Ceiling mounted smoke alarm. Under stairs storage area. Built in under stairs storage cupboard. Doors to the kitchen and lounge. Door to:

#### **CLOAKROOM**

White suite comprising: pedestal wash hand basin and low level close coupled toilet. Amtico flooring. Tiled splashback. Extractor fan. Single panel radiator with thermostat control.

#### **LOUNGE/DINING ROOM**

17' 7" x 13' 7" (5.36m x 4.14m)

uPVC double glazed patio doors with adjoining full height double glazed windows either side. Double panel radiator. TV aerial socket. Built in storage cupboard with light and power. Independent heating controls.

#### **KITCHEN/BREAKFAST ROOM**

12' 6" x 10' 7" (3.81m x 3.23m)

A range of eye and base level units surmounted by contrasting roll top worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built in single electric oven, black



ceramic hob and concealed extractor hood. Integrated washing machine and dishwasher. Space for an American style fridge freezer. Concealed Ideal central heating boiler. Amtico flooring. Double panel radiator with thermostat control. Ceiling mounted extractor fan. TV aerial socket. uPVC double glazed window to the front aspect.

#### STAIRS & LANDING

Single panel radiator. Smoke alarm. Doors to all further first floor accommodation:

#### BEDROOM ONE

12' 4" x 10' 5" (3.76m x 3.18m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. TV aerial socket. Door to:

#### ENSUITE

White suite comprising: pedestal wash hand basin, low level close coupled toilet and fully tiled shower enclosure with electric shower. Tiling to splashback areas. Amtico flooring. Ceiling mounted extractor fan. Single panel radiator with thermostat control.

#### BEDROOM TWO

11' 0" x 10' 5" (3.35m x 3.18m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Freestanding sliding door fronted wardrobe. TV aerial socket.

#### BEDROOM THREE

10' 7" max x 6' 11" (3.23m x 2.11m)

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

#### BEDROOM FOUR

7' 4" x 4' 11" to wardrobe (2.24m x 1.5m)

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

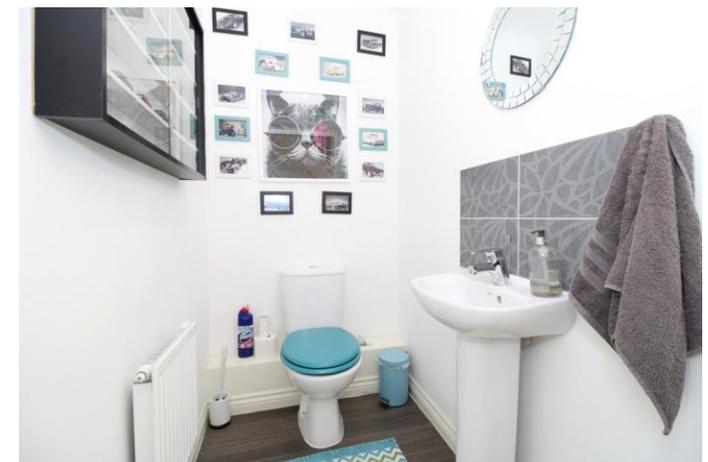


sliding door fronted wardrobe.

#### FAMILY BATHROOM

6' 6" x 5' 7" (1.98m x 1.7m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Tiling to splashback areas. Amtico flooring. Ceiling mounted extractor fan, heated towel rail radiator.







#### **FRONTAGE**

Slab path leading to the front door with storm porch and well stocked planted borders either side.

#### **DRIVEWAY & GARAGE**

Tarmac driveway providing off-road parking for two vehicles & direct access to the garage. Timber gate to the rear garden.

Single garage with up and over door, power, light and overhead storage space.

#### **REAR GARDEN**

Slab path across the rear of the property leading to a timber gate. Cold water tap. The garden is laid mainly to lawn with slab path down the right hand side leading to a seating area. Planting borders to the edges with a range of shrubs, trees and climbing plants. Enclosed by timber fencing and brick walls.

#### **COUNCIL TAX**

Band D

#### **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.

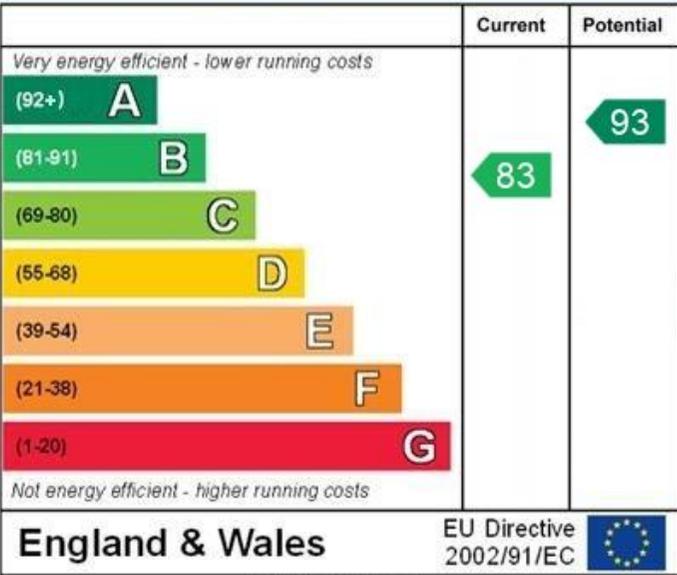
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

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](http://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



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