



EDWARD KNIGHT
ESTATE AGENTS

LANGDALE CLOSE, BROWNSOVER, RUGBY, CV21 1JY

£1,195 PCM – FEES APPLY





A three bedroom end of terrace property tucked away at the end of cul-de-sac in the popular residential development of Brownsover, which is ideally located for access to Rugby town centre, railway station and major roads including junction 1 of the M6. The accommodation briefly comprises: entrance lobby, cloakroom, lounge, kitchen/dining room, two double and one single bedrooms and a family bathroom. The property further benefits from uPVC double glazing, gas fired central heating, a landscaped rear garden and a single garage. Available early/mid May. Unfurnished. Energy rating C.

ENTRANCE LOBBY

Enter via a uPVC panel effect door with obscure double glazed inserts. Obscure uPVC double glazed window to the side aspect. Wood effect laminate flooring. Door to the lounge. Bi-fold door to:

CLOAKROOM

Wall mounted wash hand basin and low-level toilet. Wood effect laminate flooring. Single panel radiator. Obscure uPVC double glazed window to the front aspect.

LOUNGE

17' 7" max x 12' 0" max (5.36m x 3.66m)
uPVC double glazed window to the front aspect. Single and double panel radiators with thermostat controls. Wood effect laminate flooring. Satellite connection point. Electric consumer unit. Stairs rising to the first floor. Double opening glazed doors and single part glazed door to:

KITCHEN/DINING ROOM

17' 6" x 10' 4" (5.33m x 3.15m)
A range of cream gloss fronted eye and base level units surmounted by wood block effect work surfaces. Inset composite sink and drainer with mixer tap over. Tiling to splashback areas. Freestanding double gas



cooker with integrated four ring gas hob and chimney extractor hood over. Space and plumbing for a washing machine and dishwasher. Further light wood effect eye and base level units surmounted by wood block effect work surfaces. Wood effect laminate flooring. Double panel radiator with thermostat control. uPVC double glazed patio doors to the rear garden. uPVC double glazed door to the rear garden.

STAIRS & LANDING

Wood effect laminate flooring. Loft hatch. Cupboard housing a Glowworm combination central heating boiler. Doors to all further first floor accommodation:

BEDROOM ONE

11' 2" min x 9' 3" min (3.4m x 2.82m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate flooring. Three wardrobes.

BEDROOM TWO

9' 5" min x 9' 3" min (2.87m x 2.82m)

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

BEDROOM THREE

8' 3" max x 7' 7" (2.51m x 2.31m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring.

BATHROOM

7' 7" x 5' 1" (2.31m x 1.55m)

Champagne coloured suite comprising: low-level toilet, pedestal wash hand basin and panelled bath with thermostatic shower over. Majority tiled walls. Tile effect flooring. Single panel radiator with thermostat control. Electric shaver socket. Two obscure uPVC double glazed windows to the rear aspect.



FRONT GARDEN

Path leading to the front door. Shallow lawned fore garden.

REAR GARDEN

Sizable decked area across the entire rear of the property and down the side to a narrow shed. Timber gate to the side. Cold water tap. Mature bushes and trees. Steps down to a round slab seating area with slab pathways leading off through artificial grass areas with a range of shrubs and plants to the perimeter. Steps down to a gravel path which leads to the rear of the garage. Enclosed by timber fencing.







SINGLE GARAGE

17' 8" x 7' 10" (5.38m x 2.39m)

Electric door. Power and light connected. Personnel door to the garden.

COUNCIL TAX

Band B

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).

