



**ASSURED
RESIDENTIAL**

Oddfellows House, 2 Queen Victoria Road, Coventry,
Warwickshire, CV1 3JH

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**7 Mount Street
Coventry, CV5 8DD**

£1,150 PCM

A most appealing modern yet characterful three storey three bedroom Watchmakers Cottage conveniently located in Chapelfields, to the west of Coventry City centre with a host of local amenities and with good access to the A45 and associated motorway networks. Having undergone comprehensive renovation, the ground floor is open plan with a superb fitted kitchen and under floor heating. Bi-fold doors overlook the rear garden. The property must be viewed to be appreciated. Offered on an unfurnished basis. AVAILABLE APRIL.

To The Front

The property is approached via a small front garden laid to pavers and herbaceous borders.

Open Plan Living Space

11'9" max x 32'5" (3.58m max x 9.88m)



A most appealing modern yet characterful open plan ground floor living area with oak engineered flooring, a UPVC sash window to the front and bi-fold doors to the rear. On entering the front door there is a dining area leading through to the well appointed kitchen with solid form worktops, integral washing machine, dishwasher, fridge, electric oven and induction hob and further on to the lounge area overlooking the rear garden. There is under floor heating to the ground floor.

The Dining Area



Well Appointed Kitchen



The Rear Living Area



Guest WC

2'10" x 6'3" (0.86m x 1.91m)



Tastefully decorated and with a slimline vanity basin and close coupled WC.

Cellar

There is a cellar accessed through a door from the ground floor.

First Floor Landing

Shower Room

5'5" x 5'8" (1.65m x 1.73m)



Tastefully fitted with a corner enclosure housing a mixer shower with both rainfall head and wandering head, glazed brick style tiles and a heated towel rail.

Bedroom First Floor Rear

5'10" x 12' (1.78m x 3.66m)



A modest room ideal as a guest bedroom, office or hobbies room.

Bedroom First Floor Front

7'9" max x 9'9" (2.36m max x 2.97m)



Tastefully decorated and with a UPVC sash window and decorative fireplace (not functional).

Bedroom Second Floor

11'8" max x 12' max (3.56m max x 3.66m max)



With a number of natural timber fitted cupboards and a window overlooking the rear garden

The Patio



Rear Garden



With an attractive patio, garden shed and being predominantly laid to lawn.

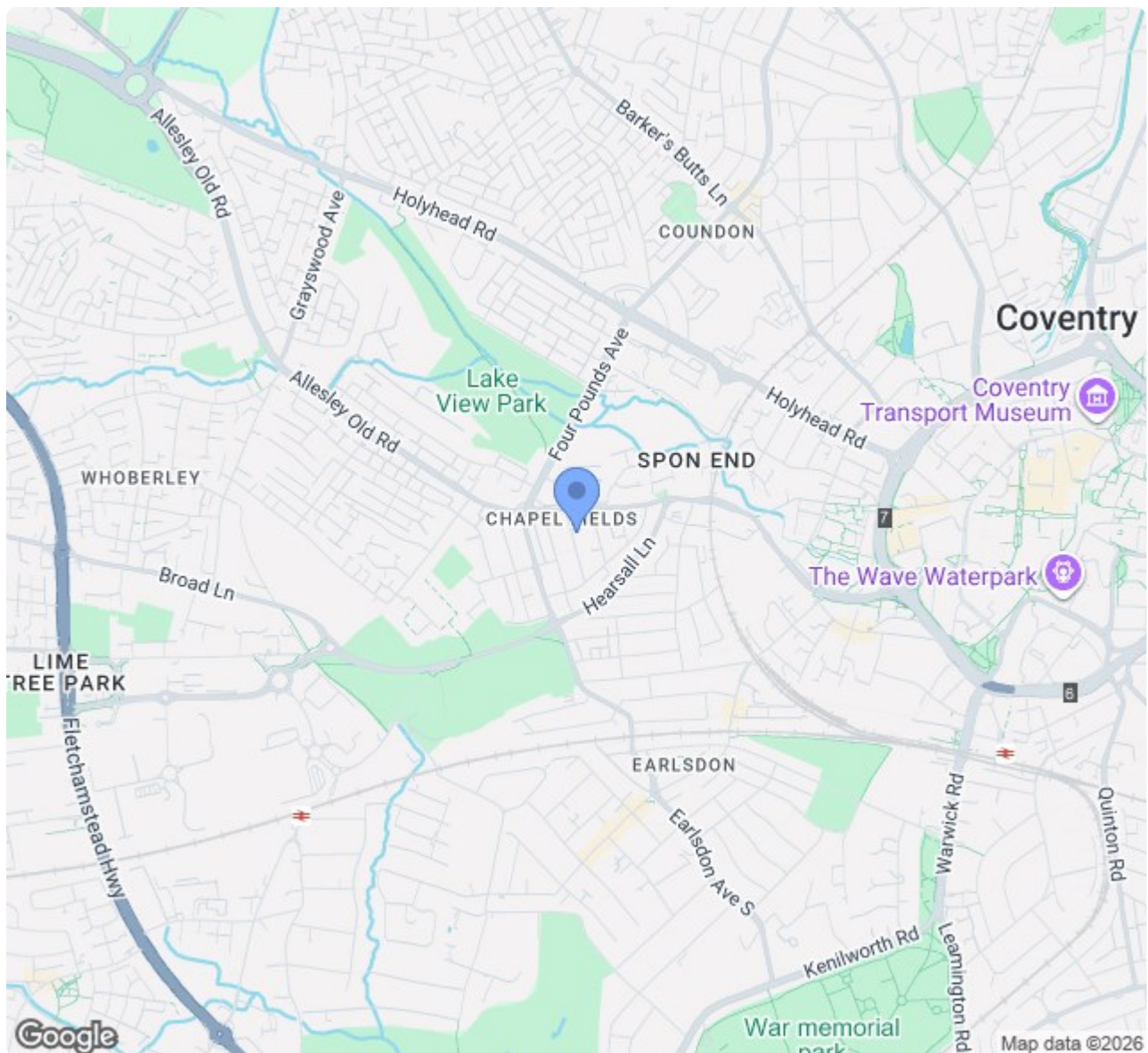
Council Tax

Band

Deposit

A Security Deposit of £1326.00 will be payable in addition to the first month's rent prior to the start of the tenancy.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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