



EDWARD KNIGHT
ESTATE AGENTS

DEANE ROAD, HILLMORTON, RUGBY, CV21 4NY

£1,300 PCM – FEES APPLY





A well presented three bedroom semi-detached house located near the end of a cul-de-sac in the highly sought after residential area of Hillmorton, which is well served by a wide range of local amenities including reputable schooling for all ages. The accommodation briefly comprises: entrance hall, lounge, open plan kitchen/dining room, three bedrooms and a refitted shower room. Additional benefits include gas fired central heating, uPVC double glazing, an enclosed westerly facing rear garden and two off-road parking spaces with additional storage. Available mid April. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a part double glazed composite door. Radiator. Under stairs storage cupboard. Stairs rising to the first floor. Door to:

KITCHEN/DINING ROOM

16' 10" max x 15' 0" max (5.13m x 4.57m)
A range of eye and base level units with contrasting worksurfaces over. Inset stainless steel 1.5 bowl sink and drainer with mixer tap. Tiled splashbacks. Built-in single electric oven, gas hob and chimney extractor hood. Integrated washing machine and dishwasher. Space for a fridge freezer. Breakfast bar. Radiator. Part double glazed door to the side. uPVC double glazed window to the rear aspect. uPVC double glazed patio doors to the rear garden. Door to:

LOUNGE

12' 8" x 11' 4" (3.86m x 3.45m)
uPVC double glazed window to the front aspect. Radiator. Virgin media socket. Chimney breast recess. Wall mounted lights.



STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft hatch. Cupboard housing a combination central heating boiler. Hive heating controls. Doors to all further first floor accommodation:

BEDROOM ONE

12' 8" x 10' 7" (3.86m x 3.23m)

uPVC double glazed window to the front aspect. Radiator. Fitted wardrobes.

BEDROOM TWO

11' 4" x 11' 4" (3.45m x 3.45m)

uPVC double glazed window to the rear aspect. Radiator. Fitted shelving.

BEDROOM THREE

8' 7" x 6' 4" (2.62m x 1.93m)

uPVC double glazed window to the front aspect. Radiator.

SHOWER ROOM

5' 9" x 5' 6" (1.75m x 1.68m)

Refitted white suite comprising: pedestal wash hand basin, low level toilet and double shower enclosure with thermostatic shower. Fully tiled walls and floor. Recessed spotlights. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

FRONT GARDEN

Slab path leading to the front garden and side gate. Lawned fore garden retained by a stone wall to the front.

REAR GARDEN

Lockable timber gate leading to a slab path down the side of the property. Patio across the rear with further path to the back gate. The remainder is laid to lawn and enclosed by timber fencing.



PARKING AREA

Two parking space located behind the garden. Useful storage shed accessed from the parking area.

COUNCIL TAX

Band C





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).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM