



**2 Bedroom House - Terraced**  
**located on Honiton Road, Coventry**  
**Per Month £1,025 Per Month**

**UP Estates**



**\*\* AVAILABLE NOW** - Extended Family Home - Two Reception Rooms - Highly Sought After Location - South Facing Garden - Re-Decorated & Refreshed Throughout **\*\*** This beautifully presented home boasts a stylish, modern interior, ready for you to move straight in and enjoy. Ideally located, the property offers well-proportioned accommodation across two floors, a low-maintenance garden, and the added benefit of a highly practical garage.

Step inside via the welcoming porch—perfect for coats and shoes—before moving into the bright and airy living room, filled with natural light. To the rear, the dining area flows seamlessly into the kitchen, creating an open-plan feel that's ideal for both everyday living and entertaining.

The kitchen is thoughtfully designed, featuring a comprehensive range of sleek white cabinetry, generous worktop space, a built-in oven and hob, metro-tiled splashback, and room for additional appliances. A convenient breakfast bar adds to the functionality of the space.

From here, doors lead out to the sun-filled, south-facing garden—perfect for relaxing or hosting in warmer months. The garden also provides access to a detached prefabricated garage, which can be reached via a rear access point.

Upstairs, the property offers two spacious double bedrooms along with a contemporary shower room, complete with a modern cubicle, vanity unit with wash basin, heated towel rail, and WC.

Early viewing is highly recommended!

£1,025 Per Month

- EXTENDED FAMILY HOME
- AVAILABLE NOW
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- GARAGE & PRIVATE GARDEN





## LOCATION

This property is situated within Wyken, a sought after area for families, with Wyken Croft Primary and Caludon Castle Secondary schools within walking distance, while professionals will appreciate being just a short distance from University Hospital Coventry and Warwickshire. Everyday essentials are nearby, and the excellent road links provide quick access to the M6, A46 and surrounding network. Coventry city centre, with its shops, restaurants, and cultural attractions, is only a short journey away.

## RELEVANT LETTING FEES AND TENANT INFORMATION

As well as paying the rent, you may also be required to make the following permitted



payments.

Before the tenancy starts (payable to Up Estates Ltd. 'the Agent')

Holding Deposit: 1 weeks rent

Deposit: 5 weeks rent

During the tenancy (payable to the Agent)

Payment of £50 inc. VAT if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the BoE Base Rate

Payment of £50 inc. VAT for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy.



We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. Please be advised that some of the photographs and particulars may have been used in previous listings. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



Rent is to be paid on the rent due date as agreed in the tenancy agreement. The Tenant is required to give at least two months' notice in writing to end this tenancy, with such notice needing to be given on the first or last day of the tenancy. It is the tenant's responsibility to insure any personal possessions.



Honiton Road, Coventry





Total Area: 72.9 m<sup>2</sup> ... 785 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

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