



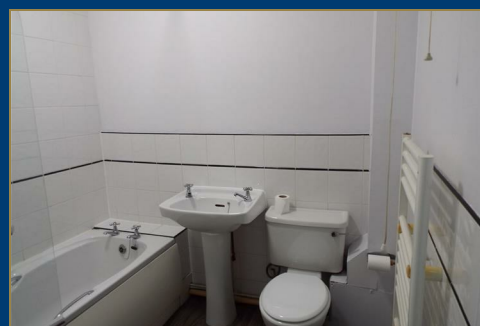
**ASSURED
RESIDENTIAL**

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

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**78a Dawlish Drive
Coventry, CV3 5NA**

£825 Per Month

A good sized purpose built first floor maisonette over shop premises in a small parade at the heart of Stivichall.

Situated to the South of Coventry it offers easy access to the A45/A46/A444 and the wider motorway network. The property has been redecorated, has a modern fitted kitchen with white gloss units, gas hob, electric oven, fridge/freezer, dishwasher, washing machine and dryer. In addition there is a living/dining room, two good sized bedrooms and a bathroom with a mains connected shower over the bath. The property is fully double glazed and has gas fired central heating. Offered on an UNFURNISHED basis and AVAILABLE NOW.

The property is accessed from the rear of the Dawlish Drive shopping parade. There is a shared yard with a shed for the sole use of the maisonette.

HALL, STAIRS AND LANDING



With a composite entrance door leading to a small hall providing storage space and having a central heating radiator. Stairs lead off to the first floor landing with storage cupboards.

KITCHEN

8'7" x 12'10" (2.62 x 3.91)



Having a range of modern white gloss units with a built in gas hob and electric oven, a fridge/freezer, dishwasher, washing machine and a dryer. (note, the appliances are left for the tenant's use but the Landlord will not repair or replace them if they break down) There is a double glazed window to the rear and a central heating radiator. Vinyl flooring.

LIVING ROOM

8'10" x 15'10" (2.69 x 4.83)



Having a double glazed window to the front overlooking open parkland. Central heating radiator. Store cupboard.

MAIN BEDROOM

9'0" x 15'10" (2.74 x 4.83)



Having a double glazed window to the front overlooking open parkland. Central heating radiator.

REAR BEDROOM

10'4" x 9'0" (3.15 x 2.74)



With a double glazed window and central heating radiator.

BATHROOM

6'0" x 6'10" (1.83 x 2.08)



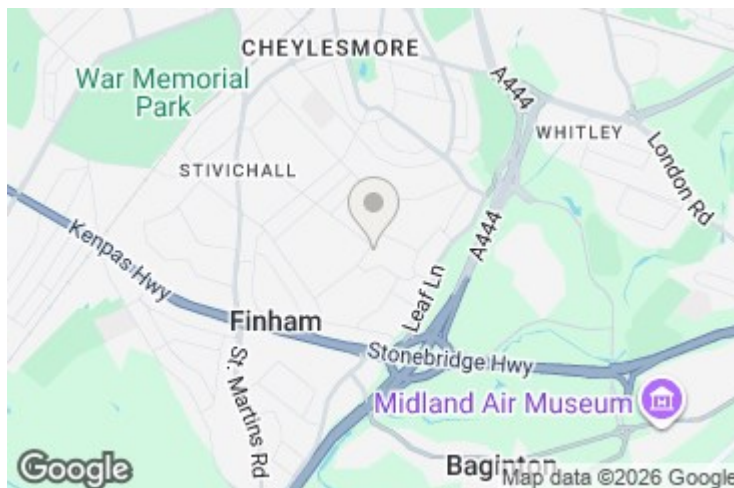
With white suite and thermostatic mains operated shower over the bath. Centrally heated towel rail/radiator.

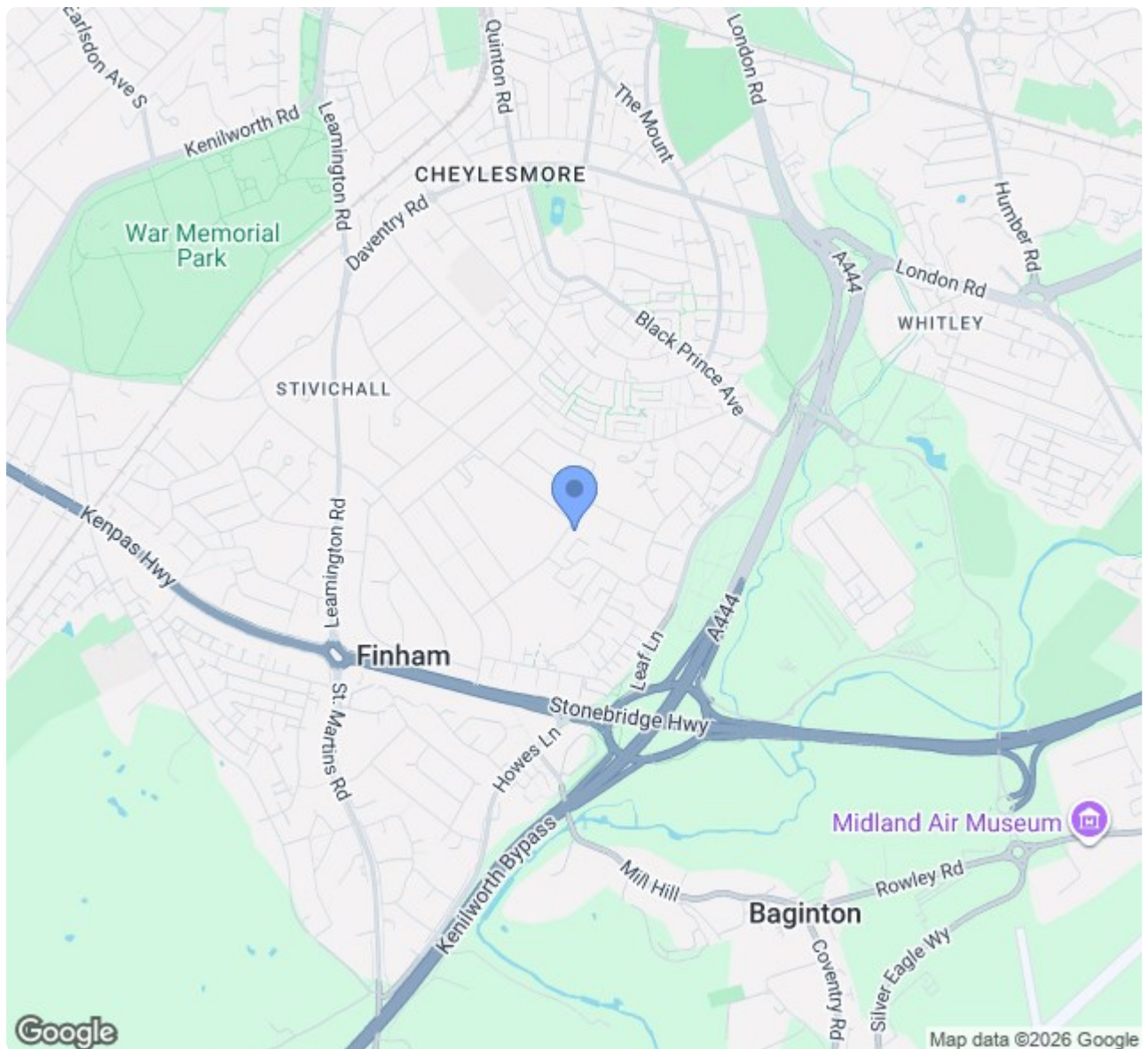
COUNCIL TAX

Band A

DEPOSIT

A Security Deposit of £950 in addition to the first month's rent will be payable 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		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract or agreement. Prospective tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.