



EDWARD KNIGHT
ESTATE AGENTS

BALCOMBE ROAD, HILLMORTON, RUGBY, CV22 5JD

£825 PCM





A traditional two bedroom semi-detached house located in the highly sought after Paddox area of Hillmorton, which is within the catchment of reputable schooling for all ages, a wide range of amenities and bus routes. The accommodation briefly comprises: entrance hall, lounge, kitchen/dining room, two double bedrooms & bathroom with shower. Further benefits include: gas fired central heating with combination boiler, double glazing, garage & lovely rear garden adjoining school playing fields. Available early November. Unfurnished. Energy rating D.

Entrance Porch

Enter via a uPVC obscure double glazed sliding door with adjoining obscure double glazed windows. Part glazed timber door to:

Entrance Hall

With stairs rising to first floor. Wall mounted electric consumer unit. Smoke alarm. Door to:

Lounge

14' 10" x 12' 11" (4.52m x 3.94m)

With a double glazed window to the front aspect. TV, satellite, Virgin and telephone points. Radiator with thermostat..



Kitchen/Diner

15' 10" x 10' (4.83m x 3.05m)

With two double glazed windows to the rear aspect and a double glazed window to the side aspect. Wall mounted radiator. A range of light wood effect eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Black double electric cooker with chimney extractor hood over. Space and plumbing for a washing machine. Space for fridge freezer. Concealed Ideal combination boiler. Understairs storage cupboard with shelving and gas meter. Vinyl flooring to kitchen area. uPVC double glazed door to

the rear garden.

Stairs & Landing

With a double glazed window to side aspect. Loft hatch. Smoke alarm. Doors to all further accommodation.

Master Bedroom

14' 2" x 11' 4" (4.32m x 3.45m)

With two uPVC double glazed windows to front aspect. Radiator with thermostat. Built-in wardrobe. Virgin connection. Picture rail. Airing cupboard with slatted linen shelving.

Bedroom Two

10' 4" x 10' (3.15m x 3.05m)

With a double glazed window to rear aspect. Radiator with thermostat.

Bathroom

With an obscure double glazed window to the rear aspect. Refitted white suite comprising: panelled bath with combi-shower over, pedestal wash hand basin with mixer tap and a low level close coupled toilet. Tiling to splashback areas. Extractor fan. Radiator. Vinyl floor.

Front Garden

Laid to lawn area with flowerbeds and borders. Enclosed by a timber fence. Double opening iron gate giving access to a shared access driveway down the side of the property with further gate giving access to the garage.

Garage

With an up and over door to the front. Side pedestrian door.

Rear Garden

Slabbed patio at the rear of the property. Lockable



timber gate at the side giving pedestrian access. Laid to lawn garden with further slabbed seating area at the rear the garden. Remainder is enclosed by timber fencing and looks over school fields. Outside cold water tap. Outside courtesy light.

Council Tax

Band B





FEES

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.

Utility Supplies: including payment for communication services (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: £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).

