



**EDWARD KNIGHT**  
ESTATE AGENTS

86 CRACKTHORNE DRIVE, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0GL

£1,300 PCM





A well presented modern three storey town house located in the highly popular Coton Park development, which is situated North of Rugby town centre and provides easy commuting access to the national motorway network and Rugby railway station. The flexible 3/4 bedroom accommodation briefly comprises: entrance hall, cloakroom, impressive kitchen/dining room, family room/bedroom four, first floor lounge with balcony area, three double bedrooms over two floors with en-suite shower room and family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, an enclosed garden, off-road parking space and single garage. Available early July. Unfurnished. Energy rating C.

#### **Entrance Hall**

Enter via a panel effect composite door with obscure double glazed inserts. Double panel radiator. Tiled floor. Smoke alarm. Hive thermostat. Stairs rising to the first floor. Doors to the family room/bedroom four and the kitchen. Door to:

#### **Cloakroom**

White suite comprising: low level close-coupled toilet and a wash hand basin with vanity unit under. Tiled floor and splashbacks. Recessed ceiling spot lights. Extractor fan. Single panel radiator.

#### **Family Room/Bedroom Four**

14' 3" x 9' 7" into bay (4.34m x 2.92m) uPVC double glazed bay window to the side aspect. uPVC double glazed window to the front aspect. Single and double panel radiators. TV and telephone sockets. Recessed ceiling spotlights. Understairs storage cupboard.

#### **Kitchen/Dining Room**

18' 1" max x 14' 2" max (5.51m x 4.32m) With a range of white eye and base level units surmounted by contrasting roll-edge worksurfaces with matching



splashbacks. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel double electric oven, four ring gas hob and chimney extractor hood. Space and plumbing for a dishwasher and fridge freezer. Tiled floor. Recessed ceiling spotlights. Utility cupboard with space and plumbing for two further appliances with worksurface over, gas fired central heating boiler, extractor fan and electric consumer unit. Two double panel radiators. uPVC double glazed window to the side aspect. uPVC double glazed French doors to the garden.

#### **First Floor Stairs & Landing**

Single panel radiator. Smoke alarm. Stairs rising to the second floor. Doors to bedroom two and family bathroom. Door to:

#### **Lounge**

14' 2" x 10' 7" (4.32m x 3.23m) With uPVC double glazed windows to the front and side aspects. uPVC double glazed patio doors to a balcony, which is retained by railings and overlooks the garden. Single and double panel radiators. Media wall recesses with TV connection cables and adjoining double door cabinets. Tiled alcoves.

#### **Bedroom Two**

14' 3" x 10' 6" max (4.34m x 3.20m) With uPVC double glazed windows to the front and side aspects. Double panel radiator. TV aerial point.

#### **Family Bathroom**

6' 8" max x 6' 8" (2.03m x 2.03m) White suite comprising: panelled bath with mixer shower over, low level close-coupled toilet and wash hand basin with vanity unit under. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window.

#### **Second Floor Stairs & Landing**



Smoke alarm. Single panel radiator. Loft hatch. Built-in airing cupboard housing a high pressure hot water cylinder with slatted shelf over. Door to bedroom three. Door to:

#### **Master Bedroom**

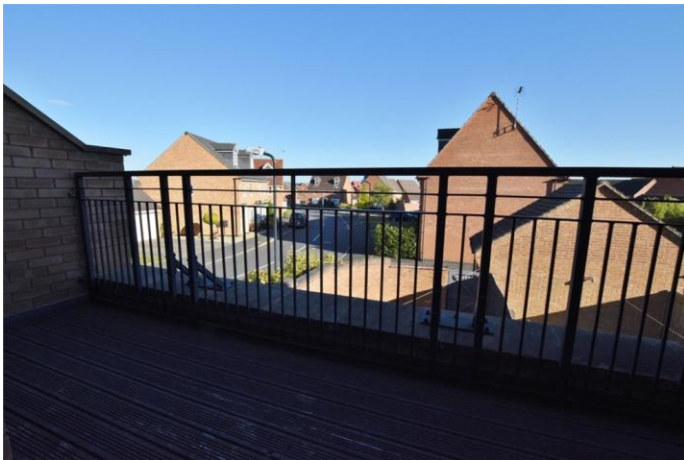
14' 2" max x 10' 8" mic (4.32m x 3.25m) uPVC double glazed windows to the front and side aspects. Single panel radiator. Two, triple door fitted wardrobes. TV aerial point. Door to:

#### **En-suite shower room**

White suite comprising: wash hand basin with vanity







unit under, low level close coupled toilet and a fully tiled double shower enclosure. Tiling to half height. Tiled floor. Electric shaver socket. Extractor fan. Recessed ceiling spotlights. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

### **Bedroom Three**

uPVC double glazed windows to the front and side aspects. Double panel radiator.

### **Front Garden**

Slab path leading to the front door and then across to a timber gate providing access to the garden, retained by iron railings. Lawned area to the right of the property retained by well stocked herbaceous borders and hedgerows with iron railings.

### **Garden**

Located at the side of the property is an enclosed garden with slab patio, lawned area and raised timber edge planting area. Timber gates to the front and driveway.

### **Single Garage & Parking**

Tarmac parking space providing direct access to a single garage with up and over door, power, light and overhead storage space.

### **Council Tax**

Band E

### **Fees**

Fees Payable By Tenants:

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Company Application Fee: £500 plus VAT (plus

check-out fee of £100 plus VAT)

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: including communication services and 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.

