



EDWARD KNIGHT
ESTATE AGENTS

WEBB DRIVE, BOUGHTON VALE, RUGBY, WARWICKSHIRE, CV23 0UP

£895 PCM





A two bedroom mid mews property located in a quiet cul-de-sac in the popular residential area of Boughton Vale, offering easy access to the M6, M1, Rugby town centre and railway station. The accommodation briefly comprises: entrance hall, lounge/dining room, refitted kitchen, two bedrooms and bathroom. The property further benefits from gas fired central heating, double glazing, well maintained rear garden and two parking spaces. Available beginning of November. Unfurnished. Energy Rating TBC.

Entrance Hall

Enter via timber entrance door with obscure glazed inserts. With wood effect laminate floor. Single panel radiator. Electric consumer unit. Telephone point. Smoke alarm. Door to Lounge. Archway to:

Kitchen

9' 5" x 8' 6" (2.87m x 2.59m) With a refitted range of white gloss fronted eye and base level kitchen units surmounted by woodgrain effect roll-top worksurfaces. Integrated wine rack. Under unit lights. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Tiled splashback areas. Built-in stainless steel NEFF single electric oven, four ring gas hob and chimney extractor hood. Space and plumbing for automatic washing machine and slim-line dishwasher. Space for fridge freezer. Laminate floor tiles. Heated towel rail radiator. Concealed wall mounted gas fired central heating boiler and timer controls. Double glazed window to the front aspect.

Lounge/Dining Room

15' 7" x 12' 3" (4.75m x 3.73m) With double glazed window to the rear aspect. Part double glazed timber door to the rear garden. Double panel wall mounted radiator. Television aerial point. Wood effect laminate floor. Thermostat for central heating. Stairs rising to first floor.



Stairs & Landing

With open balustrade. Smoke alarm. Alarm motion sensor. Built-in airing cupboard housing hot water cylinder and wood slat linen shelves. Doors to further first floor accommodation.

Bedroom One

12' 4" x 10' (3.76m x 3.05m) With double glazed window to the rear aspect. Single panel wall mounted radiator. Double sliding mirrored door fronted built-in wardrobe. Television aerial point. Telephone point.

Bedroom Two

10' 2" x 5' 11" (3.10m x 1.80m) With double glazed window to the front aspect. Single panel radiator. Wood effect laminate floor. Built-in overstairs storage cupboard.

Bathroom

With suite comprising: panelled bath with separate taps and wall mounted shower over, pedestal wash hand basin with separate taps and low level toilet. Tiled splashback areas. Single panel radiator. Wood effect laminate floor. Recessed ceiling spotlights. Extractor fan. Obscure double glazed window to the front aspect.

Front Garden

Slab path leading to the front door with storm porch. Utility meter boxes. Wood mulch border area with shrub bushes. Two Tarmacadam parking spaces opposite the front of the property with further adjoining border areas. Well screened to the front.

Rear Garden

Slab area directly to the rear of the property with slab path leading to a laid to lawn area. Wood mulch border areas well stocked with herbaceous shrubs and plants. Stepping stone slabs through the lawn leading to steps down to a slab seating area with path leading



to a timber side gate. Enclosed by timber fencing to all sides. Timber shed.

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.

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.

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).

