



EDWARD KNIGHT
ESTATE AGENTS

MILL FURLONG, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0GF

£925 PCM





A modern three bedroom end of mews property located at the end of a cul-de-sac in the popular residential development of Coton Park, which offers excellent access to major transport links. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, en-suite shower room and family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, sizeable corner plot, off-road parking and a single garage. Available mid January. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a composite panel effect entrance door with an obscure double glazed panel over. uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Telephone points. Electric consumer unit. Door into the lounge. Door into:

CLOAKROOM

Wall mounted wash hand basin with separate taps and tiled splash backs. Low level close coupled toilet. Wood effect vinyl floor. Extractor fan. Single panel radiator with thermostat control.

LOUNGE

15' 4" max x 11' 10" max (4.67m x 3.61m) uPVC double glazed bay window to the front aspect. A double panel radiator with thermostat control. TV, telephone and satellite points. Door through to the inner lobby. Ceiling mounted smoke alarm. Wall mounted thermostat for the central heating. Stairs rising to the first floor. Door through to the kitchen/ dining room.

KITCHEN/DINING ROOM

15' 6" x 11' 6" (4.72m x 3.51m) A range of base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with a mixer tap over. Tiling to splash back areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor



hood over. Space and plumbing for a washing machine and a dishwasher. Space for a fridge freezer. Wall mounted extractor fan. Wall mounted Ideal central heating boiler. Wood effect laminate floor. Concealed central heating boiler. Wall mounted timer controls. Tile effect floor. Double panel radiator. uPVC double glazed window to the rear aspect. uPVC double glazed French doors to the rear garden.

STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft hatch. Ceiling mounted mains powered smoke alarm. Built-in airing cupboard housing a lagged hot water cylinder and slatted shelving. Doors to all further first floor accommodation.

BEDROOM ONE

10' 4" x 9' 6" min (3.15m x 2.90m) uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. TV aerial point. Built-in double door wardrobe.

EN-SUITE SHOWER ROOM

White suite comprising: a low level close coupled toilet, a pedestal wash hand basin and a fully tiled shower enclosure. Tiling to splash back areas. Wood effect vinyl floor. Extractor fan. Electric shaving point. Single panel radiator with thermostat control. An obscure uPVC double glazed window to the rear aspect.

BEDROOM TWO

11' 11" x 8' 1" (3.63m x 2.46m) uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.

BEDROOM THREE

8' 3" x 7' 2" (2.51m x 2.18m) uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.



FAMILY BATHROOM

8' 2" x 6' max (2.49m x 1.83m) White suite comprising: a low level close coupled toilet, a pedestal wash hand basin and a panelled bath with a mixer tap. Tiling to splash back areas. Wood effect vinyl floor. Extractor fan. Electric shaver point. Single panel radiator with thermostat control.

FRONT GARDEN

Slabbed steps rising to the front door which has a storm porch and a courtesy light. A slabbed path leading down the side of the property to a timber gate into the rear garden. Good size lawned area to the side of the







property which is retained by hedgerows to all sides. Herbaceous border across the front of the house.

REAR GARDEN

A slabbed patio area adjoining the kitchen doors with a slabbed path leading down the garden to a timber gate at the rear. The garden is laid predominantly to lawn with gravel and planting border areas. An outside cold water tap, enclosed by brick walls and a timber fencing.

DRIVEWAY & GARAGE

Behind the garden is a driveway providing off-road parking for two vehicles and direct access to a single garage. Garage has an up and over door to the front. Power and light connected internally.

COUNCIL TAX

Band D

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.

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.

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).

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		90
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	