



EDWARD KNIGHT
ESTATE AGENTS

STRETTON CLOSE, ROCHBERIE HEIGHTS, RUGBY, WARWICKSHIRE, CV23 0YD

£1,295 PCM





An impressive modern four bedroom detached family property built by Taylor Wimpey Homes and located at the end of a cul-de-sac in their new Rochberrie Heights development. The location offers easy access to the national motorway network with junction 1 of the M6 less than five minutes away. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room with integrated appliances, utility, master bedroom with en-suite shower room, three further bedrooms and a family bathroom. Further benefits include gas fired central heating, uPVC double glazing, enclosed garden, ample driveway and a single garage. Available mid January. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect entrance door with obscure double glazed inserts. Single panel radiator with thermostat control. Wood effect floor. Wall mounted electric consumer unit. Built-in understairs storage cupboard. Ceiling mounted smoke alarm. Stairs rising to the first floor. Glazed doors leading to the lounge and kitchen/dining room. Door into:

CLOAKROOM

With a white suite comprising: a pedestal wash hand basin with tiled splash backs and a low level close coupled toilet. Wood effect floor. Ceiling mounted extractor fan. Single panel radiator with thermostat control.

LOUNGE

19' 8" x 11' 3" (5.99m x 3.43m) uPVC double glazed window to the front aspect. uPVC double glazed French doors with adjoining full-height uPVC double glazed panels to the rear garden. Double panel radiator. Single panel radiator. Wall mounted timer controls and thermostat for the central heating. TV and telephone points.



KITCHEN/DINING ROOM

19' 7" x 11' 8" max (5.97m x 3.56m) uPVC double glazed windows to the front and side aspects. Double panel radiator with thermostat control. TV aerial point. Wood effect floor. A range of gloss fronted eye and base level units surmounted by wood effect roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with a mixer tap over. Built-in stainless steel double electric oven, four ring gas hob and chimney extractor hood. Integrated fridge freezer. Integrated dishwasher. Concealed Ideal central heating boiler. Recessed ceiling spotlights to the kitchen area. An opening through to:

UTILITY ROOM

6' 6" x 4' 8" max (1.98m x 1.42m) Further base level units incorporating an integrated washing machine with wood effect roll-edge worksurface over. Wood effect floor. Single panel radiator with thermostat control.

STAIRS & LANDING

Dog-leg staircase rising to the first floor. Single panel radiator with thermostat control. Smoke alarm. Loft hatch. Built-in airing cupboard housing hot water cylinder with additional storage space. Doors to all further first floor accommodation.

BEDROOM ONE

11' 6" x 11' 1" max (3.51m x 3.38m) uPVC double glazed window to the side aspect. Single panel radiator with thermostat control. TV aerial point. Door into:

EN-SUITE SHOWER ROOM

With a white suite comprising: a pedestal wash hand basin with a mixer tap, a low level close coupled toilet and a fully tiled double shower tray. Tile effect floor. Ceiling mounted extractor fan. Single panel radiator with thermostat control.

BEDROOM TWO



11' 11" x 9' 9" (3.63m x 2.97m) uPVC double glazed window to the side aspect. Single panel radiator with thermostat control.

BEDROOM THREE

9' 7" x 10' max (2.92m x 3.05m) uPVC double glazed windows to the front and to the side aspects. Single panel radiator with thermostat control.

BEDROOM FOUR

10' max x 8' 3" (3.05m x 2.51 m) uPVC double glazed window to the front aspect. Single panel radiator with thermostat control.







FAMILY BATHROOM

6' 7" x 6' 1" (2.01m x 1.85m) With a white bathroom suite comprising: a pedestal wash hand basin with a mixer tap, a low level close coupled toilet and a panelled bath with separate taps and thermostatic shower over. Tiling to splash back areas. Tile effect floor. Ceiling mounted extractor fan. Single panel radiator with thermostat control. An obscure uPVC double glazed window to the front aspect.

FRONT GARDENS & PARKING

Tarmac driveway behind the property providing off-road parking space for 2-3 cars and direct access to a single garage. Timber gate to the rear garden. Slabbed path leading from the driveway down the side of the property and then across the front to the front door with adjoining gravelled borders and laid to lawn areas with planted herbaceous borders. Storm porch with carriage style courtesy light.

GARAGE

Single garage with up and over door to the front. Power and light connected. Overhead storage space.

REAR GARDEN

The garden is located to the side of the property and has a slabbed patio area. The garden is laid to lawn and enclosed by brick walls and timber fencing with a timber gate to the drive way.

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.



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).

