



EDWARD KNIGHT
ESTATE AGENTS

PERCIVAL ROAD, HILLMORTON, RUGBY, CV22 5JX

£1,300 PCM – FEES APPLY





A traditional bay fronted semi-detached house located in the highly sought after residential area of Hillmorton, which is within the catchment of reputable schooling for all ages. The accommodation briefly comprises: entrance hall, lounge/dining room, refitted kitchen with some integrated appliances, conservatory, three bedrooms and refitted bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, garage sized store and good size rear garden. Available late January. Unfurnished. Energy rating D. SORRY NO PETS.

ENTRANCE PORCH

Enter via double opening UPVC double glazed doors. Tiled floor. Obscure glazed door to:

ENTRANCE HALL

UPVC double glazed window to the side aspect. Double panel radiator with thermostat. Wood effect laminate floor. Telephone socket. Electric consumer unit. Two understairs storage cupboards. Stairs rising to the first floor. Door to the kitchen. Door to:

LOUNGE/DINING ROOM

21' 7" x 10' 8" (6.58m x 3.25m)
UPVC double glazed bay window to the front aspect. Satellite and telephone points. Wood effect laminate floor. Two double panel radiators. UPVC double glazed window to the rear aspect. Decorative fireplace.

KITCHEN

14' 5" x 5' 3" (4.39m x 1.6m)
A range of white gloss eye and base level units surmounted by contrasting worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Double cooker with integrated four ring gas hob. Integrated dishwasher and fridge freezer. Tiled floor. Single panel radiator. UPVC double glazed windows to the side and rear aspects. Part double glazed door to:

CONSERVATORY

11' 2" x 5' 9" (3.4m x 1.75m)

Being of UPVC double glazed construction with a UPVC double glazed door to the rear garden. Wall mounted light. Plug sockets.

STAIRS & LANDING

UPVC double glazed window to the side aspect. Loft hatch. Doors to all further first floor accommodation.

BEDROOM ONE

11' 3" x 10' 6" (3.43m x 3.2m)

UPVC double glazed window to the rear aspect.

Double panel radiator with thermostat control. TV aerial point.

BEDROOM TWO

11' 8" x 10' 6" (3.56m x 3.2m)

UPVC double glazed bay window to front aspect.

Double panel radiator with thermostat. Wall mounted lights.

BEDROOM THREE

6' 9" x 5' 9" (2.06m x 1.75m)

UPVC double glazed window to the front aspect.

Double panel radiator with thermostat.

BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)

Refitted white suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath with separate taps and electric shower over. Fully tiled walls. Tiled floor. Single panel radiator. Obscure UPVC double glazed window to the side aspect.

FRONT

Slab frontage providing two off-road parking spaces with adjoining lawned area. Concrete path leading across the front of the property. Slab path leading down the side of the property to a lockable timber



gate.

REAR GARDEN

Concrete patio area extending across the rear of the property and continuing as a path all the way down the garden. Cold water tap. Garage sized store/workshop with further timber shed behind. The garden is then extensively laid to lawn and enclosed by fencing to all sides.

COUNCIL TAX

Band C





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.

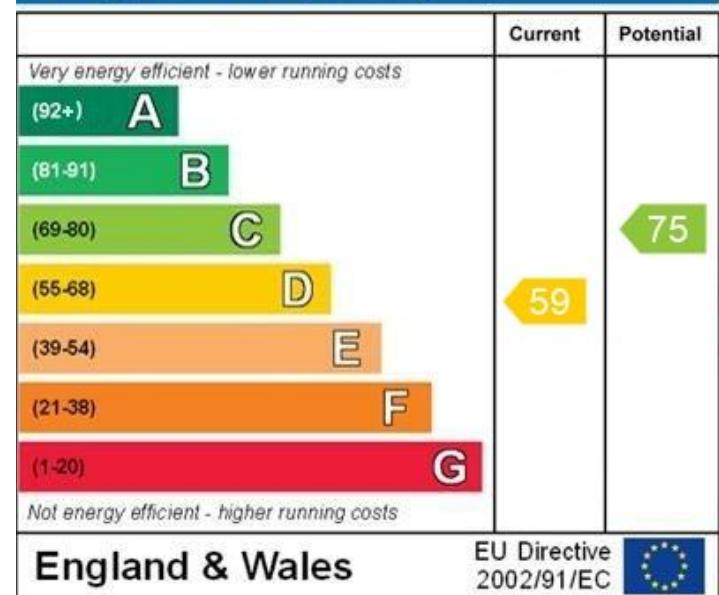
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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).

Energy Efficiency Rating



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.