



EDWARD KNIGHT
ESTATE AGENTS

STEEPING ROAD, LONG LAWFORD, RUGBY, WARWICKSHIRE, CV23 9SG

£850 PCM





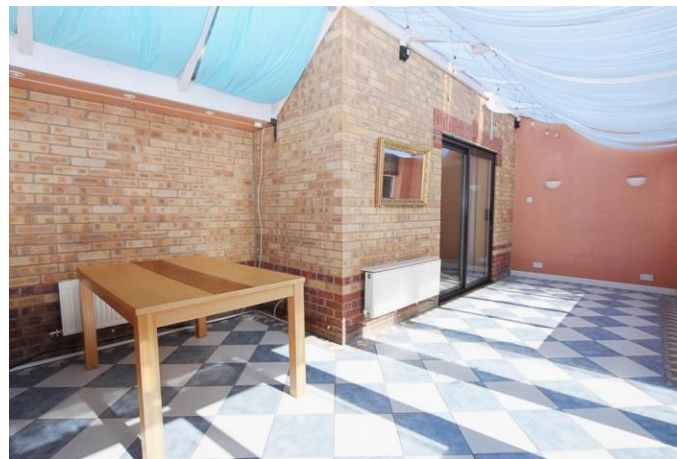
A well presented modern three bedroom end of mews property located in a quiet cul-de-sac in the popular residential area of Long Lawford. The accommodation briefly comprises: entrance hall, lounge, conservatory/dining room, kitchen, ground floor cloakroom, refitted en-suite to master bedroom & family bathroom. The property further benefits from: gas fired central heating, uPVC double glazing, off-road parking and a single garage. Enclosed, southerly facing rear garden with lawns and patio. Excellent access to commuter routes. Available now. Unfurnished. Energy rating D.

Entrance Hall

Enter via uPVC entrance door with double glazed insert with stained glass and leading effect. With wood effect laminate floor. Single panel radiator. Smoke alarm. Alarm control panel. Thermostat for central heating. Open downstairs storage area. Telephone point. Stairs rising to first floor. Doors to Lounge and Kitchen. Door to:

Ground Floor Cloakroom

With white suite comprising: wall mounted wash hand basin and low level toilet. Extractor fan. Electric consumer unit. Single panel radiator.



Lounge

14' 11" x 12' 1" (4.55m x 3.68m) With double glazed sliding patio doors to the Conservatory. Wood effect laminate floor. Double panel radiator. TV aerial point. Coving to ceiling.

Conservatory

22' 7" x 12' 7" max reducing to 8' (6.88m x 3.84m max reducing to 2.44m) Being of uPVC construction surmounted by a polycarbonate roof. With tiled floor. Double panel radiator. uPVC double glazed French doors to the garden. Television aerial point. Power points. Wall mounted lights.

Kitchen

12' 2" x 8' 9" (3.71m x 2.67m) With a range of eye and base level kitchen units surmounted by contrasting roll-top worksurfaces. Inset sink and drainer with mixer tap over. Tiled splashback areas. Built-in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Single panel radiator. Tiled floor. Wall mounted gas fired central heating boiler. uPVC double glazed window to the front aspect. Spotlights.

Stairs & Landing

With open balustrade. Access to loft space. Smoke alarm. Doors to further first floor accommodation

Bedroom One

11' 5" max x 10' 4" (3.48m max x 3.15m) With uPVC double glazed window to the front aspect with open views. Single panel radiator. Wood effect laminate floor. Recessed ceiling spotlights. TV aerial point. Built-in airing cupboard housing hot water cylinder, timer for central heating and wood slat linen shelves. Door to:

En-suite Shower Room

With a refitted white suite comprising: wash hand basin with vanity unit under, low level toilet and fully tiled shower cubicle. Tiled splashback areas. Single panel radiator. Tiled floor. Obscure uPVC double glazed window to the front aspect. Extractor fan. Recessed ceiling spotlights.

Bedroom Two

8' 6" x 7' 2" min (2.59m x 2.18m min) With uPVC double glazed window to the rear aspect. Single panel radiator. Wood effect laminate floor.

Bedroom Three

9' 4" x 6' 2" (2.84m x 1.88m) With uPVC double glazed



window to the rear aspect. Single panel radiator.

Bathroom

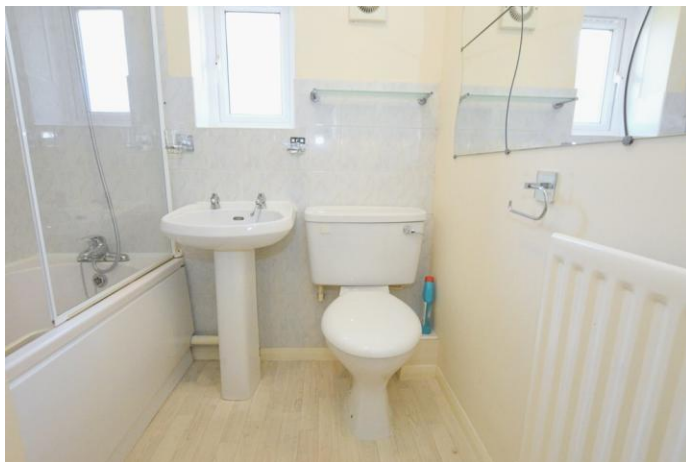
With white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level toilet. Tiled splashback areas. Single panel radiator. Extractor fan. Vinyl floor. Obscure uPVC double glazed window to the side aspect.

Front Garden & Garage

Tarmacadam driveway providing off-road parking for up to three vehicles and direct access to the single







garage. Paths leading to the front door. Remainder is laid to lawn. Storm porch. Gas and electric meter boxes. Access to the rear garden via a lockable timber gate.

Rear Garden

Access down the side of the property via a lockable timber gate. Slab path leading to a slab patio area. Remainder is laid to lawn with herbaceous border areas and conifer hedgerows. Established trees and herbaceous shrubs. Enclosed by timber 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.

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).

