



EDWARD KNIGHT
ESTATE AGENTS

8 SWIFT AVENUE, EDEN PARK, RUGBY, CV21 1RQ

£995 PCM





A deceptively spacious four bedroom semi-detached house situated in a quiet cul-de-sac in the popular modern development of Eden Park, which is conveniently located north of Rugby town centre for easy access to the national motorway network. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen/breakfast room, utility room, four bedrooms, en-suite shower to master bedroom and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, single garage and an enclosed rear garden. Available mid June. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed inserts. Wood effect laminate flooring. Single panel radiator. Thermostat for ground floor central heating. Built-in under stairs storage cupboard with electric consumer unit. Stairs rising to the first floor. Ceiling mounted smoke alarm. Doors to the kitchen, lounge and utility room. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin and low-level close coupled toilet. Tiled splashback area. Tile effect vinyl floor. Wall mounted extractor fan. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the front aspect.

LOUNGE/DINING ROOM

19' 5" x 16' 2" max (5.92m x 4.93m)
UPVC double glazed patio doors to the rear garden. UPVC double glazed window to the rear aspect. Two double panel radiators with thermostat controls. Wood effect laminate floor. Satellite connections. Telephone socket.

KITCHEN/BREAKFAST ROOM

13' 9" x 9' 4" (4.19m x 2.84m)



A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink with mixer tap over. Two built in Smeg single electric ovens, five ring gas hob and chimney extractor hood. Integrated dishwasher. Integrated fridge freezer. Tiled floor. Concealed Potterton central heating boiler and timer controls for hot water and central heating. Single panel radiator with thermostat control. UPVC double glazed window to the front aspect.

UTILITY ROOM

Single base unit surmounted by contrasting roll-edge worksurface with inset stainless steel sink and drainer over. Space and plumbing for a washing machine. Tiled floor. Wall mounted extractor fan. Single panel radiator with thermostat control. Half double glazed composite panel effect door to the side aspect.

STAIRS & LANDING

Single panel radiator with thermostat control. Loft hatch. Built-in airing cupboard housing the unvented hot water cylinder. Doors to all further first floor accommodation.

MASTER BEDROOM

10' 7" min x 9' 4" (3.23m x 2.84m)
UPVC double glazed window to the rear aspect. Single panel radiator. Wood effect laminate floor. Thermostat for the first floor central heating. Built-in double door wardrobe. Door to:

EN-SUITE SHOWER ROOM

9' 3" x 3' 8" (2.82m x 1.12m)
White suite comprising: semi-pedestal wash hand basin, low-level toilet with concealed cistern and fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan. Recessed ceiling spotlights. Electric shaver socket. Chrome heated towel rail radiator.



BEDROOM TWO

9' 9" x 9' 3" (2.97m x 2.82m)
UPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Double door built-in wardrobe.

BEDROOM THREE

9' 8" x 9' 5" (2.95m x 2.87m)
UPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Wood effect laminate floor.







BEDROOM FOUR

9' 7" x 6' 5" (2.92m x 1.96m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate floor.

FAMILY BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

White suite comprising: semi-pedestal wash hand basin, low-level toilet with concealed cistern and panelled bath with mixer tap and thermostatic shower over. Tiling to splashback areas. Tile effect vinyl floor. Electric shaver socket. Ceiling mounted extractor fan. Recessed ceiling spotlights. Single panel radiator with thermostat control. Obscure UPVC double glazed window to the side aspect.



FRONT GARDEN

Slab path leading to the front door with storm porch and carriage style courtesy light. Path also leads to a lockable timber gate to the rear garden. Laid to lawn fore garden with herbaceous borders to the front boundary.

GARAGE & PARKING

Block paved driveway providing two off-road parking spaces and direct access to a single garage which has an up and over door to the front.

REAR GARDEN

Slab patio adjoining the rear of the lounge with carriage style courtesy light and path leading off around the side of the property to the gate. Outside cold water tap. The remainder is laid to lawn and enclosed by brick walls and timber fencing.



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.

