



EDWARD KNIGHT
ESTATE AGENTS

3 CLINTON CRESCENT, COTON HOUSE ESTATE, RUGBY, WARWICKSHIRE, CV23 0FS

£1,500 PCM





Edward Knight Estate Agents are proud to offer for let this stunning Cala built property in the idyllic Coton House Estate, which is located just north of Rugby and offers easy access to the M1, M6 and London Euston in under an hour from Rugby railway station. The beautifully presented accommodation briefly comprises: entrance hall, cloakroom, lounge, stunning open plan kitchen/dining/family room with certain integrated appliances, master bedroom with en-suite, bedroom two with "Jack 'n Jill" door to the family bathroom and two further bedrooms. The property further benefits from electric central heating, double glazing, all curtains and blinds, off-road parking, single garage and an enclosed rear garden. Available now. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect entrance door with an obscure double glazed insert. Double panel radiator. Wood effect floor. Wall mounted timer thermostat for the central heating. Built-in understairs storage cupboard. Stairs rising to the first floor. Doors into lounge and dining room and door into:

GROUND FLOOR CLOAKROOM

White suite comprising: a low level toilet with a concealed cistern and a semi-pedestal wash hand basin. Tiled floor. Tiled splash backs. Recessed ceiling spotlights. Extractor fan. Wall mounted electric consumer unit. A single panel radiator with thermostat control.

LOUNGE

15' 1" x 16' 3" (4.60m x 4.95m)
Two double glazed windows to the front aspect. Two double panel radiators with thermostat controls. Telephone point. Satellite TV points. Coving.

KITCHEN/DINING/FAMILY AREA



26' 6" x 10' 8" (8.08m x 3.25m)

DINING/FAMILY AREA Double glazed patio doors leading to the rear garden. Double glazed window to the rear aspect. Two triple panel radiators with thermostat controls. Tiled floor. Recessed ceiling spotlights.

12' 9" x 11' 7" max (3.89m x 3.53m)

KITCHEN AREA A comprehensive range of gloss fronted eye and base level units surmounted by worksurfaces incorporating splashbacks. Inset one and a half bowl sink and drainer with a swan neck mixer tap over. Built-in Siemens single electric oven, four ring black ceramic induction hob and stainless steel chimney extractor hood. Integrated fridge freezer. Integrated dishwasher. Floor level warm air heater. Tiled floor. Recessed ceiling spotlights. Under unit spotlights. Two double glazed windows to the rear aspect. Door to:

UTILITY ROOM

7' 8" x 5' 5" (2.34m x 1.65m)

A further range of units surmounted by worksurfaces. Inset stainless steel sink and drainer with a swan neck mixer tap over. Space and plumbing for a washing machine and a tumble dryer. Concealed electric central heating boiler. Tiled floor. Single panel radiator with thermostat control. A part glazed panel effect composite door to the side aspect.

STAIRS & LANDING

Double panel radiator with thermostat control. Smoke alarm. Coving. Built-in airing cupboard housing hi-pressure hot water cylinder. Doors to all further first floor accommodation.



MASTER BEDROOM

15' 1" x 10' 2" min (4.60m x 3.10m)

Two double glazed windows to the rear aspect. Triple panel radiator. Wall mounted timer thermostat for the central heating. Built-in double door wardrobe. Door into:

EN-SUITE

White suite comprising: a low level toilet with a concealed cistern, a semi-pedestal wash hand basin with a mixer tap over and a fully tiled double shower enclosure. Tiled splash backs. Recessed ceiling







spotlights. Extractor fan. Electric shaver socket. Tiled floor. A chrome heated towel rail radiator.

BEDROOM TWO

14' 1" x 8' 9" (4.29m x 2.67m)

Two double glazed windows to the front aspect. Triple panel radiator with thermostat control. Built-in double door wardrobe. 'Jack and Jill' door to the family bathroom.

BEDROOM THREE

11' 5" x 8' 8" (3.48m x 2.64m)

A double glazed window to the rear aspect. Double panel radiator with thermostat control. Double door built-in wardrobe.

BEDROOM FOUR

9' 8" x 8' min (2.95m x 2.44m)

A double glazed window to the front aspect. Double panel radiator with thermostat control.

FAMILY BATHROOM

6' 9" x 7' 8" (2.06m x 2.34m)

White suite comprising: a low level toilet with a concealed cistern, a semi-pedestal wash hand basin with a mixer tap over and a panelled bath with a mixer tap and shower attachment. Wall mounted thermostatic shower unit over. Tiled floor. Tiling to splash back areas. Recessed ceiling spotlights. Extractor fan. Electric shaver socket. Heated towel rail radiator. An obscure double glazed window to the side aspect. 'Jack and Jill' door to the bedroom two.

FRONTAGE

A slabbed path leading to the front door which has a storm porch and a carriage style courtesy light. Herbaceous borders either side of the path retained by

iron railings to the front. Drive way to the side of the property providing off-road parking for two vehicles and a direct access to a single garage. A timber gate into the rear garden.

SINGLE GARAGE

Up and over door to the front. Power and light connected. An over-head storage space.

REAR GARDEN

A slabbed patio area to the rear of the property with a cold water tap and a carriage style courtesy light. The remainder of the garden is laid to lawn and enclosed by timber fencing to all sides.

COUNCIL TAX

Band F

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.



