



EDWARD KNIGHT
ESTATE AGENTS

COTON PARK DRIVE, COTON PARK, RUGBY, CV23 0WL

£1,500 PCM – FEES APPLY





A modern three storey, four bedroom semi-detached house located in the popular residential development of Coton Park, which offers excellent commuter access to the motorway network via junction one of the M6. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three first floor bedrooms with family bathroom and top floor master bedroom with wardrobes and en-suite shower room. The property further benefits from gas fired central heating, uPVC double glazing, enclosed rear garden and off-road parking with single garage to the rear. Available mid October. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a composite panel effect entrance door. Wood effect laminate floor. Single panel radiator. Understairs storage area. Smoke alarm. Stairs rising to the first floor. Doors to the Lounge & Kitchen. Door to:

CLOAKROOM

Low level close-coupled toilet and pedestal wash hand basin. Tiling to half height. Tile effect vinyl floor. Electric consumer unit. Single panel radiator. Obscure uPVC double glazed window to the side aspect.

KITCHEN/DINER

16' 2" x 9' 4" (4.93m x 2.84m)

uPVC double glazed bay window to the front aspect. Double panel radiator. A range of Shaker style eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with a mixer tap over. Tiling to splashback areas. Stainless steel 1.5 width electric oven with integrated five ring gas hob and chimney extractor hood. Space and plumbing for a washing machine and fridge freezer. Tiled floor.



LOUNGE

16' 1" x 11' 6" (4.9m x 3.51m)

uPVC double glazed French doors to the rear garden. uPVC double glazed window to the rear aspect. Two double panel radiators. Wood effect laminate floor. Coving. Satellite connection. Conglomerate fireplace with inset electric fire.

FIRST FLOOR STAIRS & LANDING

Smoke alarm. Wall mounted timer for ground and first floor central heating. Built-in over-stairs cupboard housing a Vaillant central heating boiler. Built-in airing cupboard. Coving. Stairs rising to the second floor. Doors to all further first floor accommodation.

BEDROOM TWO

11' 4" x 9' 5" (3.45m x 2.87m)

uPVC double glazed window to the rear aspect. Single panel radiator. Coving. Double door built-in wardrobe.

BEDROOM THREE

10' 4" x 9' 5" (3.15m x 2.87m)

uPVC double glazed window to the front aspect. Single panel radiator. Double door built-in wardrobe.

BEDROOM FOUR

7' 8" x 6' 7" (2.34m x 2.01m)

uPVC double glazed window to the rear aspect. Single panel radiator.

FAMILY BATHROOM

6' 6" x 5' 6" (1.98m x 1.68m)

Low level close-coupled toilet, pedestal wash hand basin and panelled "P" shaped bath with thermostatic shower over. Tiling to splashback areas. Tile effect vinyl floor. Extractor fan. Electric shaver socket. Single panel radiator. Obscure uPVC double glazed window to the front aspect.



SECOND FLOOR STAIRS & LANDING

Smoke alarm. Single panel radiator. Door to:

MASTER BEDROOM

13' 1" x 12' 8" (3.99m x 3.86m)

uPVC double glazed window to the front aspect. Double panel radiator. Two built-in double door wardrobes. Timer for second floor heating. Door to:

ENSUITE SHOWER ROOM

Low level close-coupled toilet, pedestal wash hand basin and fully tiled shower enclosure. Tiling to half height. Tile effect vinyl floor. Extractor fan. Electric







shaver socket. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.

FRONT GARDEN

Slab path leading to the front door with storm porch and courtesy light. Lawned fore gardens. Slab path down the side of the property leading to a lockable timber gate to the rear garden.

REAR GARDEN

Slab patio area across the rear of the property with a path leading off to the side. Outside light. Central laid to lawn area. Timber gate to the rear to the driveway. Enclosed by timber to both sides.

GARAGE AND PARKING

Parking space behind the garden providing access to a single garage with up and over door, power, light and overhead storage.

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.

Utility Supplies: including payment for communication services (broadband etc) and the 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).

