



**EDWARD KNIGHT**  
ESTATE AGENTS

SOUTHWELL DRIVE, HOULTON MEADOWS, RUGBY, CV23 1BY

£875 PCM







Edward Knight are delighted to offer for let this brand new two bedroom end mews property, built by Bellway Homes in the Houlton Meadows development. Situated just outside Hillmorton, the development offers easy access to major roads and motorways, whilst reputable schooling for all ages and local amenities are within easy reach. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen with integrated appliances, two double bedrooms and a bathroom. The property further benefits from dual zone gas fired central heating, uPVC double glazing, off-road parking and an enclosed southerly facing rear garden. Available now. Unfurnished. Energy rating B.

#### **ENTRANCE HALL**

Enter via a composite panel effect door. Single panel radiator. Vinyl floor. Ceiling mounted smoke alarm. Thermostat for the central heating. Stairs rising to the first floor. Doors to the kitchen and lounge. Door to:

#### **CLOAKROOM**

White suite comprising: corner pedestal wash hand basin with mixer tap and tiled splash back and low-level close coupled toilet. Vinyl floor. Single panel radiator. Obscure UPVC double glazed window to the front aspect.

#### **LOUNGE/DINING ROOM**

13' 5" x 12' 5" max (4.09m x 3.78m)  
uPVC double glazed patio doors with adjoining full height windows to the rear garden. Double panel radiator with thermostat control. Vinyl floor. TV and satellite sockets. Understairs storage cupboard.

#### **KITCHEN**

11' 2" x 5' 5" (3.4m x 1.65m)  
A range of eye and base level units mounted by roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and chimney



extractor hood. Integrated fridge freezer and washer dryer. Concealed central heating boiler. Recessed ceiling spotlights. Vinyl floor. Single panel radiator with thermostat control. UPVC double glazed window to the front aspect.

#### **STAIRS & LANDING**

Ceiling mounted mains powered smoke alarm. Doors to all further first floor accommodation.

#### **BEDROOM ONE**

12' 5" x 9' 3" (3.78m x 2.82m)

UPVC double glazed window to the rear aspect. Single panel radiator. Wall mounted thermostat. TV socket.

#### **BEDROOM TWO**

12' 5" x 8' 10" max (3.78m x 2.69m)

UPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built in over stairs storage cupboard.

#### **BATHROOM**

6' 2" x 5' 5" (1.88m x 1.65m)

White suite comprising: low-level close coupled toilet, pedestal wash hand basin with mixer tap and panelled bath with mixer tap and electric shower over. Tiling to splashback areas. Ceiling mounted smoke alarm. Vinyl floor. Single panel radiator.

#### **FRONT GARDEN & DRIVEWAY**

Slab path leading to the front door which has a storm porch and courtesy light. Laid to lawn areas either side with wood mulch borders adjoining the front of the property stocked with low shrubs.

Tarmac driveway down the side of property providing off-road parking space for two vehicles. Timber gate to the rear garden.



#### **REAR GARDEN**

Slab patio adjoining the rear of the property with gravel borders and timber gate leading to the driveway. Cold water tap. The remainder is laid to lawn and enclosed by timber fencing to all sides.

#### **COUNCIL TAX**

Band B (TBC)





## 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](http://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).

