



**EDWARD KNIGHT**  
ESTATE AGENTS

88 CRACKTHORNE DRIVE, COTON PARK, RUGBY, WARWICKSHIRE, CV23 0GL

£1,500 PCM







A well presented modern five bedroom detached property built by David Wilson Homes located in the sought after residential area of Coton Park, offering easy access to the national motorway network and railway station. The property boasts versatile accommodation set over three floors including a spacious kitchen with modern units and integrated appliances and master bedroom with dressing room and en-suite facilities. To the rear of the property is a sunny southerly facing garden and detached double garage. Available end July. Unfurnished. Energy rating C.

#### **Entrance Hall**

With a wood laminate floor. Radiator. Stairs rising to first floor. Smoke alarm. Wall mounted thermostat control for the radiators. Understairs storage cupboard. Doors to further accommodation. Telephone point.

#### **Dining Room**

10' 6" x 10' 0" (3.2m x 3.05m)

With a uPVC double glazed window to front aspect. Radiator.

#### **Downstairs WC**

With a ceramic tiled floor. Pedestal wash hand basin with separate taps and tiled splashbacks. Radiator. Low level toilet. Extractor fan.

#### **Lounge**

23' 0" x 12' 2" (7.01m x 3.71m)

With a uPVC double glazed window to front aspect. Set of uPVC double opening patio doors with adjoining windows to rear aspect. Two radiators. Stone effect fire with feature surround. TV point.

#### **Kitchen/Breakfast Room**

16' 10" x 12' 10" (5.13m x 3.91m)

With two double glazed Velux windows to rear aspect. With uPVC double glazed windows to rear and side



aspects. Set of double opening uPVC doors to rear aspect. Ceramic tiled floor. A range of base and eye level units with a complimentary roll edge work surface. Five ring gas hob and extractor fan. Integrated double oven. Integrated dishwasher. Integrated fridge/freezer. Recess spotlights. TV point.

#### Utility Room

6' 3" x 5' 3" (1.91m x 1.60m) With a double glazed door to side aspect. Wall mounted electric consumer unit. Wall mounted combination boiler. A range of base and eye level units with a roll top work surface. Space for a washer and dryer. Radiator. Continued ceramic tiled floor.

#### First Floor Landing

With a uPVC double glazed window to front aspect. Stairs rising to second floor. Smoke alarm. Doors to further accommodation. Airing cupboard housing hot water boiler. Radiator.

#### Family Bathroom

With a uPVC double glazed window to rear aspect. Panelled bath with mixer tap and tiled splashbacks. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low level toilet. Radiator. Extractor fan. Ceramic tiled floor.

#### Master Bedroom

12' 11" x 12' 0" (3.94m x 3.66m)  
With a uPVC double glazed window to front aspect. Single panel radiator. TV point.

#### Dressing Area

With a uPVC double glazed window to rear aspect. Range of built in wardrobes. Radiator.

#### En-suite Shower Room

With a uPVC double glazed window to rear aspect. Ceramic tiled flooring and walls. Radiator. Low level



toilet. Pedestal wash hand basin with mixer tap and tiled splashbacks. Extractor fan. Shaving point. Double shower cubicle with power shower.

#### Bedroom Three

10' 8" x 10' 0" (3.25m x 3.05m)  
With a uPVC double glazed window to rear aspect. Single panel radiator. Built in wardrobe.

#### Bedroom Four

10' 1" x 9' 3" (3.07m x 2.82m)  
With a uPVC double glazed window to front aspect. Single panel radiator. Built in wardrobe.









### Second Floor Landing

With a Velux window to rear aspect. Radiator. Storage cupboard for the eaves. Smoke alarm.

### Shower Room

With a Velux window to rear aspect. Radiator. Ceramic tiled floor. Single shower cubicle with power shower. Low level toilet. Pedestal wash hand basin with mixer tap and tiled splashbacks. Extractor fan.

### Bedroom Two

15' 2" x 11' 8" (4.62m x 3.56m)

With a Velux window to rear aspect and a uPVC double glazed window to front aspect. Radiator. Built in wardrobes.

### Bedroom Five

12' 6" x 9' 10" (3.81m x 3m)

With a uPVC double glazed window to front aspect. Loft hatch with ladder access. Radiator. Storage in the eaves. Telephone point.

### Front Garden

Laid to lawn with well stocked flowerbeds and borders. There is a slabbed path which leads to the front door. Outside courtesy light. Double glazed door giving access into the property.

### Rear Garden

With a slabbed patio area and a slabbed path. Enclosed by timber panel fencing all the way around. Mainly laid to lawn with well stocked borders. Tree's, flowers and shrubs. Courtesy light. Cold water tap.

### Double Garage

Double garage at the back with up and over doors. Gated access to a double driveway. Lighting and electricity. Two further parking spaces in front of the garage.



### 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.

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

