



EDWARD KNIGHT
ESTATE AGENTS

ALWYN ROAD, BILTON, RUGBY, CV22 7QX

£995 PCM





Edward Knight are delighted to offer for let this recently improved three bedroom semi-detached house on the sought after Alwyn Road in Bilton. The location is within the catchment of reputable schooling for all ages whilst a wide range of local amenities are available in Bilton village and commuters will find easy access to major roads. The well presented accommodation briefly comprises: entrance hall, refitted cloakroom, lounge, dining room, kitchen, three well proportioned bedrooms and a fully refitted bathroom. The property further benefits from uPVC double glazed windows, gas fired central heating, ample off-road parking, single garage and a sizeable rear garden. Available now. Unfurnished. Energy rating TBC.

ENTRANCE HALL

Enter via an obscure double glazed timber framed door with adjoining obscure double glazed panels. Single panel radiator with thermostat control. Parquet flooring. Smoke alarm. Stairs rising to the first floor. Doors to the lounge and kitchen. Door to:

CLOAKROOM

Refitted white suite comprising: low-level close coupled toilet and wash hand basin with mixer tap and vanity unit under. Tiling to half height. Vinyl floor. Heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

LOUNGE

16' 11" x 11' 5" (5.16m x 3.48m)

UPVC double glazed sliding patio doors to the rear garden. Two radiators. Parquet flooring. Feature fireplace with inset electric fire. TV connections. Coving. Wall mounted thermostat for the central heating. Opening to:

DINING ROOM

9' 6" x 7' 10" (2.9m x 2.39m)

uPVC double glazed window to the rear aspect.



Radiator with thermostat control. Parquet flooring. Coving. Cable TV connection point. Door to:

KITCHEN

12' 0" min x 9' 5" (3.66m min x 2.87m)

A range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel double electric oven, four ring solid plate hob and chimney extractor hood. Space and plumbing for a washing machine and dishwasher. Recess for a full height fridge freezer and further appliance. Recessed ceiling spotlights. Ceiling mounted heat sensor. Under stairs storage cupboard with utility meters. Tile effect flooring. Double panel radiator with thermostat control. uPVC double glazed window to the side aspect. Part obscure double glazed timber door to:

SIDE PORCH

Being of uPVC double glazed construction with a uPVC part double glazed door to the driveway. Tiled floor. Wall mounted courtesy light.

STAIRS & LANDING

uPVC double glazed window to the front aspect. Coving. Single panel radiator with thermostat control. Smoke alarm. Access to part boarded loft space with drop down ladder. Wall mounted timer controls for the heating and hot water. Doors to all further first floor accommodation.

BEDROOM ONE

12' 2" x 9' 7" to wardrobes (3.71m x 2.92m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Fitted sliding mirrored door fronted wardrobes.

BEDROOM TWO

11' 10" x 10' 10" (3.61m x 3.3m)



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

BEDROOM THREE

9' 1" x 9' 1" (2.77m x 2.77m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Coving.

BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m)

Refitted white suite comprising: low-level close coupled toilet, wash hand basin vanity unit under and panelled bath with mixer tap and thermostatic shower over. Fully







tiled walls. Vinyl floor. Electric shaver socket. Ceiling mounted extractor fan. Cupboard housing a BAXI central heating boiler. Heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

FRONT GARDEN & DRIVEWAY

Extensive tarmac driveway providing ample off-road parking space for several vehicles and direct access to the single garage. Gravelled fore garden. Open porch. Timber gate to the rear garden. Retained by brick walls and timber fencing.

SINGLE GARAGE

Up and over door to the front. Windows to the side and rear aspect. Personnel door to the garden. Power and light connected. Workbench.

REAR GARDEN

Slab patio adjoining the rear of the property with adjoining concrete path leading to a timber gate to the driveway and continuing down past the garage to the bottom of the garden through a timber arbor.

The garden is extensively laid to lawn with mature borders down the left hand side stocked with a range of shrubs and bushes. Timber shed to the side of the garage. Gravel seating area behind the Garage. Mature conifer hedge row across the rear.

COUNCIL TAX

Band C

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.

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).

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements