



**EDWARD KNIGHT**  
ESTATE AGENTS

KERRY HILL DRIVE, LONG LAWFORD, RUGBY, CV23 9FQ

£995 PCM







A well presented modern three bedroom end of mews property tucked away in a cul-de-sac in the popular residential village of Long Lawford. The village is well served by local amenities, including a reputable primary school and offers easy access to major road networks. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, en-suite shower room and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazed, two allocated parking spaces and a south facing garden with shed. Available for viewings from the 6th April. Unfurnished. Energy rating B.

#### ENTRANCE HALL

enter via a composite panel effect door with obscure double glazed insert. Single panel radiator. Amtico flooring. Electric consumer unit. Ceiling mounted smoke alarm. Stairs rising to the first floor. Thermostat timer for the central heating. Built in under stairs storage cupboard. Doors to the lounge and kitchen. Door to:

#### CLOAKROOM

White suite comprising: semi-pedestal wash hand basin with mixer tap and tiled splash back and a low-level close coupled toilet. Amtico flooring. Extractor fan. Single panel radiator with thermostat control.

#### LOUNGE

15' 7" x 11' 5" min (4.75m x 3.48m)

uPVC double glazed window to the front aspect. uPVC double glazed square bay window to the side aspect. Two single panel radiators with thermostatic controls.

#### KITCHEN/DINING ROOM

15' 6" x 8' 4" (4.72m x 2.54m)

uPVC double glazed window to the front aspect. uPVC double glazed window to the side aspect. uPVC double patio doors to the garden. Double panel radiator with thermostat control. A range of eye and



base level units surmounted by contrasting worksurfaces. Inset 1.5 bowl sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring ceramic hob and chimney extractor hood. Integrated fridge freezer, dishwasher and washing machine. Concealed central heating boiler. Wall mounted extractor fan. Amtico flooring.

### STAIRS & LANDING

Ceiling mounted smoke alarm. Built-in over stairs storage cupboard. Doors to all further accommodation.

### BEDROOM ONE

9' 5" x 9' 0" (2.87m x 2.74m)

uPVC double glazed window to the side aspect. Single panel radiator. Thermostat timer for first floor central heating. Built-in double sliding mirrored door fronted wardrobe. Door to:

### EN-SUITE SHOWER ROOM

White suite comprising: semi-pedestal wash hand basin with mixer tap, low-level close coupled toilet and a fully tiled shower enclosure with thermostatic shower. Tiling to splashback areas. Amtico flooring. Electric shaver socket. Recessed ceiling spotlights. Heated towel radiator. Obscure uPVC double glazed window to the front aspect.

### BEDROOM TWO

11' 2" x 8' 3" max (3.4m x 2.51m)

uPVC double glazed windows to the front and side aspects. Single panel radiator with thermostat control.

### BEDROOM THREE

11' 5" x 7' max 0" (3.48m x 2.13m)

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



### FAMILY BATHROOM

7' 4" x 6' 4" (2.24m x 1.93m)

White suite comprising: semi-pedestal wash hand basin with mixer tap, low-level close coupled toilet and panelled bath with thermostatic mixer tap shower over. Tiling to splashback areas. Amtico flooring. Recessed ceiling spotlights. Electric shaver socket. Heated towel rail radiator. Ceiling mounted extractor fan. Obscure uPVC double glazed window to the front aspect.

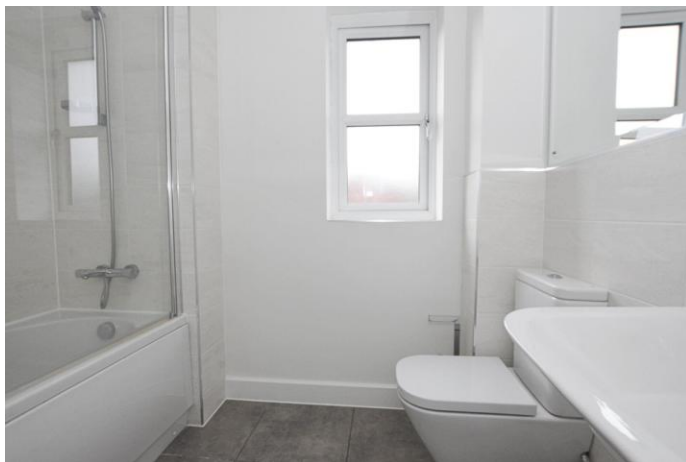
### FRONT GARDEN AND PARKING

Slab path leading to the front door with lawned areas either side retained by low post and rail fencing.









Pitched storm porch with courtesy light and shrub borders either side. Timber gate to the main garden.

Two allocated parking spaces in front of the garden.

#### REAR GARDEN

Slab patio adjoining the property with timber gate to the front. Courtesy light and cold water tap. The garden is laid mainly to lawn with log edge planting borders to the right-hand perimeter. Timber shed. Enclosed by brick walls and timber fencing.

#### COUNCIL TAX

Band C

#### 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).



