



EDWARD KNIGHT
ESTATE AGENTS

7 OBERON CLOSE, WOODLANDS, RUGBY, WARWICKSHIRE, CV22 6LZ

£750 PCM





A two bedroom semi-detached bungalow located in a quiet cul-de-sac in the sought after residential area of Woodlands. The accommodation briefly comprises: entrance porch, kitchen, lounge/dining room, two double bedrooms and shower room. Further benefits include: gas fired central heating, double glazing, off-road parking, single garage and a lovely rear garden. Available soon. Unfurnished. Energy rating D (TBC)

Entrance Porch

Enter via a timber panel entrance door with obscure glazed insert. With uPVC double glazed windows to the front and side aspects. Wall mounted lights. Vinyl floor. Part obscure double glazed door to:

Kitchen

14' 10" x 7' 8" (4.52m x 2.34m)

With a refitted range of eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Space for washing machine, under counter fridge and further appliance. Built-in storage cupboard with shelving. Timer controls for central heating. Part vinyl floor. Smoke alarm. uPVC double glazed window and a part obscure double glazed uPVC door to the side aspect. Obscure glazed casement door to:

Lounge

18' 2" x 10' 3" (5.54m x 3.12m)

With a double glazed bow window to the front aspect. Single panel radiator with thermostat. TV, cable and telephone points. Decorative fireplace with marble effect surround, hearth and timber mantle. Coving. Obscure glazed casement door to:

Inner Lobby

With access to loft space with drop down ladder and Worcester combination boiler. Doors to further



accommodation:

Bedroom One

14' 11" x 8' 10" (4.55m x 2.69m)

With a double glazed window to the rear aspect.

Single panel radiator. Coving.

Bedroom Two

11' 5" x 8' 11" (3.48m x 2.72m)

With a double glazed window to the rear aspect.

Single panel radiator. Coving.

Shower Room

6' 4" x 5' 5" (1.93m x 1.65m)

With a coloured suite comprising: low level close coupled toilet, pedestal wash hand basin and fully tiled shower enclosure with electric shower. Tiling to splashback areas. Single panel radiator. Obscure double glazed window to the side aspect.

Rear Garden

Slab patio at the rear of the property with adjoining borders. Slab path leading down the garden.

Remainder is laid to lawn with surrounding well stocked mature borders and trees. Enclosed by timber fencing.

Single Garage

With up and over door to the front. Window to the side. (access limited due to width of drive)

Front Garden & Driveway

Gravelled fore garden with planted border areas. Slab driveway with gravel mid section leading to iron gates providing (limited) access down the side of the property with slab and gravel driveway.

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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
lettings@edwardknight.co.uk
01788 543222

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