



EDWARD KNIGHT
ESTATE AGENTS

SKELHORN AVENUE, ROCHBERIE HEIGHTS, RUGBY, WARWICKSHIRE, CV23 0XP

£950 PCM





A modern three bedroom semi-detached house located in the Taylor Wimpey development of "Rochberie Heights", which is ideally located for easy access to the national motorway network and Rugby railway station. The accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/breakfast room with integrated appliances, master bedroom with fitted wardrobe and en-suite, two further bedrooms and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, ample off-road parking, single garage and an enclosed rear garden. Available mid June. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a panel effect composite entrance door with an obscure double glazed insert. Stairs rising to the first floor. Double panel radiator. Wall mounted alarm control panel. Telephone socket. Ceiling mounted mains powered smoke alarm. Wall mounted timer thermostat for the central heating. Built-in understairs storage cupboard. Understairs storage area. Doors to the kitchen and lounge.

GROUND FLOOR WC

A white suite comprising: a low level close coupled toilet and a pedestal wash hand basin with tiled splash backs. Ceiling mounted extractor fan. A white single panel radiator.

LOUNGE

15' 6" x 12' (4.72m x 3.66m)
uPVC double glazed windows to the rear with adjoining uPVC double glazed full-height windows. Double panel radiator with thermostat control. TV and telephone sockets.



KITCHEN/DINING ROOM

10' 1" max x 11' 2" (3.07m x 3.40m)

A range of gloss fronted eye and base level kitchen units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel one and a half bowl sink and drainer with a mixer tap over. Built-under stainless steel double electric oven, four ring gas hob, stainless steel splash back panel and concealed extractor hood. Integrated fridge/freezer. Integrated washing machine. Integrated slim-line dishwasher. A concealed Ideal combination central heating boiler. Under unit spotlights. Ceiling mounted extractor fan. Double panel radiator with thermostat control. uPVC double glazed window to the front aspect.

STAIRS & LANDING

Single panel radiator. Loft hatch. Ceiling mounted mains powered smoke alarm. Doors to all further first floor accommodation.

BEDROOM ONE

9' 8" x 9' 2" min (2.95m x 2.79m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. TV aerial point. Double door built-in wardrobe. Door into:

EN-SUITE SHOWER ROOM

A white suite comprising: a low level close coupled toilet, a pedestal wash hand basin and a fully tiled shower enclosure with electric shower. Tiling to splash back areas. Ceiling mounted extractor fan. Heated towel rail radiator. An obscure uPVC double glazed window to the front aspect.



BEDROOM TWO

10' 9" x 8' 8" (3.28m x 2.64m)

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

BEDROOM THREE

12' 1" max x 6' 7" (3.68m x 2.01m)

A uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. TV aerial socket.





BATHROOM

5' 7" max x 6' 7" max (1.70m x 2.01m)

A white suite comprising: a low level close coupled toilet, a pedestal wash hand basin and a panelled bath with separate taps and thermostatic shower unit over with fixed rain effect shower head. Tiling to splash back areas. Ceiling mounted extractor fan. Heated towel rail radiator.

FRONT GARDEN

A slabbed path leading to the storm porch. Fore gardens. Tarmac driveway to the side of the property providing two off-road parking spaces and direct access to the single garage.

REAR GARDEN

A slabbed patio adjoining the rear of the property. The remainder is laid to lawn and is enclosed by timber fencing.

GARAGE

A single garage with up and over door to the front. Power and light connected. Overhead storage space.

COUNCIL TAX

Band C

FEES

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).

