



EDWARD KNIGHT
ESTATE AGENTS

JUNIPER WAY, EDEN PARK, RUGBY, CV21 1UE

£1,350 PCM





Edward Knight are delighted to offer for let this immaculate, modern, four bedroom detached house located in the Eden Park estate just north of Rugby town centre. The development is ideally positioned for both road and rail commuters, whilst out of town retail parks and Rugby town centre are within easy reach. The accommodation briefly comprises: entrance hall, cloakroom, lounge, impressive kitchen/dining room, utility, four bedrooms, an en-suite shower room & a family bathroom. The property further benefits from dual zone gas fired central heating, uPVC double glazing, off-road parking, a single garage and an enclosed rear garden. Available mid August. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Ceramic tiled floor. Single panel radiator. Wall mounted thermostat controls for the central heating. Stairs rising to the first floor. Smoke alarm. Understairs storage cupboard. Doors to the lounge and kitchen. Door to:

CLOAKROOM

White suite comprising: semi-pedestal wash hand basin and low-level close coupled toilet. Wall mounted extractor fan. Ceramic tiled floor. Electric consumer unit. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the front aspect.

LOUNGE

14' 10" into bay x 11' 1" (4.52m x 3.38m)
uPVC double glazed square bay window to the front aspect. Single panel radiator with thermostat control. Satellite connection point.



KITCHEN/DINING ROOM

19' 4" x 13' 9" max (5.89m x 4.19m)

A range of gloss eye and base level units surmounted by wood effect worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in Bosch double electric oven, ceramic induction hob and chimney extractor hood. Integrated fridge freezer and dishwasher. Concealed Ideal combination boiler. Recessed ceiling spotlights. Extractor fan. Two radiators with thermostat controls. uPVC double glazed window and uPVC double glazed patio doors to the rear garden. Door to:

UTILITY ROOM

Further wall mounted units matching the kitchen with work surface under. Space and plumbing for a washing machine and condenser tumble dryer. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Integral door to the garage.

STAIRS & LANDING

Single panel radiator with thermostat control. Smoke alarm. Built-in storage cupboard. Doors to all further first floor accommodation.

BEDROOM ONE

11' 0" x 10' 1" (3.35m x 3.07m)

uPVC double glazed window to the front aspect. Single panel radiator. Fitted sliding door fronted double wardrobe. Thermostat timer for first floor central heating. Door to:

EN-SUITE SHOWER ROOM

White suite comprising: semi-pedestal wash hand basin, low-level close coupled toilet and a fully tiled double shower enclosure with thermostatic shower unit. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Wall mounted extractor fan. Single panel radiator with thermostat control.



BEDROOM TWO

12' 8" x 8' 5" (3.86m x 2.57m)

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

BEDROOM THREE

10' 9" x 6' 8" (3.28m x 2.03m)

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







BEDROOM FOUR

8' 1" x 7' 3" (2.46m x 2.21m)

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

FAMILY BATHROOM

7' 0" x 6' 6" (2.13m x 1.98m)

Low-level close coupled toilet, semi-pedestal wash hand basin and panelled bath with thermostatic mixer tap/shower unit over. Tiling to splashback areas. Tiled floor. Recessed ceiling spotlights. Electric shaver socket. Wall mounted extractor fan. Contemporary heated towel rail radiator. Obscure uPVC double glazed window to the side aspect.

FRONT GARDEN & DRIVEWAY

Slab path and steps leading to the front door with storm porch and courtesy light. Lawned fore garden with low shrubs. Access to the rear garden via a lockable timber gate.

Tarmac driveway providing off-road parking and direct access to the garage.

SINGLE GARAGE

Up and over door to the front. Power and light connected. Open overhead storage. Integral door to the utility room.

REAR GARDEN

Slab path and patio adjoin the rear of the property with cold water tap and courtesy lights. Path continues down the side of the property to a lockable gate and bin storage area. The remainder is laid to lawn and enclosed by timber fencing to all sides.

COUNCIL TAX

Band E

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).



