



**EDWARD KNIGHT**  
ESTATE AGENTS

GREAT BROOK GROUND, HOULTON, RUGBY, CV23 1DS

£1,050 PCM





A rare opportunity to rent a brand new three bedroom semi-detached house in Houlton, which offers easy access to motorways and Rugby town centre. Built by Redrow Homes, the property is in a small cul-de-sac and the accommodation briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining room, three well proportioned bedrooms, en-suite shower room and a family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, parking for two cars and an enclosed rear garden. Available now. Unfurnished. Energy rating B.

#### **ENTRANCE HALL**

Enter via a composite panel effect door. Single panel radiator. Wood effect floor. Smoke alarm. Stairs rising to the first floor. Understairs storage cupboard. Wall mounted controls for the central heating. Doors to the lounge and kitchen/dining room. Door to:

#### **CLOAKROOM**

White suite comprising: wall mounted wash hand basin with mixer tap and low-level close coupled toilet. Wood effect flooring. Electric consumer unit. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the side aspect.

#### **LOUNGE**

15' 8" x 10' 9" (4.78m x 3.28m)  
uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Media connection sockets.

#### **KITCHEN/DINING ROOM**

18' 1" x 11' 2" (5.51m x 3.4m)  
A range of eye and base level units surmounted by contrasting worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in double electric oven, four ring gas hob and chimney extractor hood. Integrated fridge freezer. Recessed ceiling spotlights. Wood effect flooring. Built-in utility cupboard



with space and plumbing for a washing machine and condenser tumble dryer. Contemporary vertical column style radiator. Double glazed uPVC patio doors with adjoining full height uPVC double glazed windows either side to the rear garden.

#### STAIRS & LANDING

uPVC double glazed window to the side aspect. Single panel radiator with thermostat control. Loft hatch. Smoke alarm. Built in overstairs cupboard housing a Worcester combination boiler. Doors to all further first floor accommodation

#### BEDROOM ONE

11' 2" x 11' 2" (3.4m x 3.4m)

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

#### EN-SUITE

White suite comprising: low-level close coupled toilet, semi-pedestal wash and basin and fully tiled shower enclosure with thermostatic shower. Extractor fan. Electric shaver socket. Wood effect flooring. Chrome heated towel rail radiator.

#### BEDROOM TWO

11' 6" x 9' 1" (3.51m x 2.77m)

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

#### BEDROOM THREE

8' 6" x 8' 4" (2.59m x 2.54m)

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

#### FAMILY BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

White suite comprising: semi-pedestal wash hand basin, low-level close coupled toilet and panelled bath with mixer tap and thermostatic shower over. Tiling



splashback areas. Wood effect flooring. Extractor fan. Electric shaver socket. Feature obscure double glazed uPVC window to the front aspect.

#### FRONTAGE

Block paved frontage providing two off-road parking spaces. Slab path leading down the side of the property a timber gate. Storm porch with courtesy light.

#### REAR GARDEN

Slab patio adjoining the rear of the property which continues down the side to the gate. The remainder is laid to lawn and enclosed by timber fencing







## COUNCIL TAX

TBC

## 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).

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 