

A recently improved traditional two bedroom mid terrace property in a quiet location within easy reach of Rugby town centre and railway station. The accommodation briefly comprises: lounge, refitted kitchen/dining room, ground floor bathroom and two double bedrooms. The property further benefits from gas fired central heating, uPVC double glazing and a low maintenance rear yard. Available now. Unfurnished. Energy rating D.

ENTRANCE PORCH

Enter via uPVC door. Door to:

LOUNGE

10' 10" x 14' 2" (3.3m x 4.32m)

uPVC double glazed window to front elevation.

Cupboard housing meters. Gas fire with mantle and surround. TV point. Telephone point. Radiator. Stairs to first floor. Door to:

KITCHEN/DINING ROOM

10' 11" x 19' 3" (3.33m x 5.87m)

"L" Shaped Kitchen. A range of base level units with roll-top work surfaces. Built-in four ring gas hob with electric oven under. Sink and drainer with mixer tap. Tiled splashbacks. Space and plumbing for a washing machine. Laminate flooring. Two radiators. Two uPVC double glazed windows to the side and one to the rear elevation. uPVC double glazed door to rear garden.

REAR LOBBY

Wall mounted Worcester combi boiler. Door to:

BATHROOM

Corner bath with mixer tap and mixer shower over. Low level toilet. Pedestal wash hand basin with separate taps. Radiator. uPVC double glazed window to side elevation.



LANDING

Doors to further accommodation.

BEDROOM ONE

10' 10" x 11' 2" (3.3m x 3.4m)

uPVC double glazed window to front elevation. TV point. Radiator.

BEDROOM TWO

10' 8" x 9' 10" (3.25m x 3m)

uPVC double glazed window to rear elevation. Radiator. TV point.

GARDEN

Small courtyard area with gate at the back leading to rear access.

COUNCIL TAX

Band A

FEES

Holding Deposit: equivalent to 1 week's 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 month's 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.

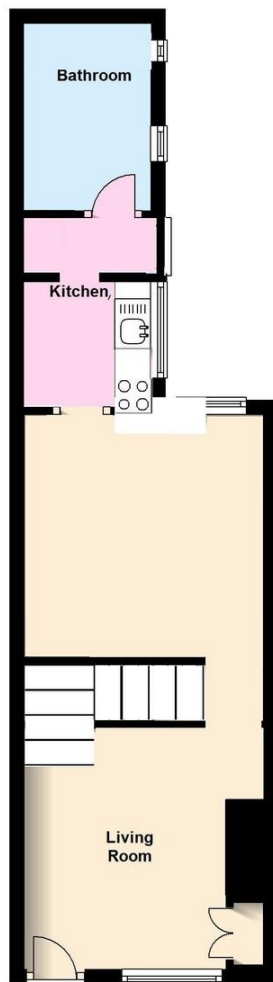
Company Application Fee: £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees. www.edwardknight.co.uk

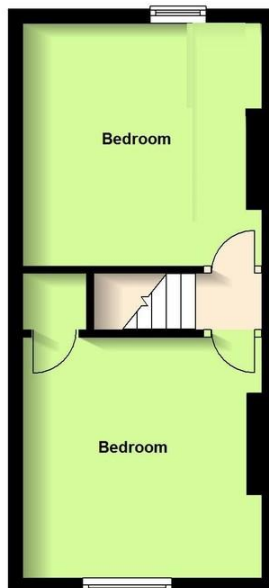
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Ground Floor
Approx. 33.5 sq. metres (360.7 sq. feet)



First Floor
Approx. 24.7 sq. metres (265.8 sq. feet)



Total area: approx. 58.2 sq. metres (626.5 sq. feet)

