



**EDWARD KNIGHT**  
ESTATE AGENTS

FEATHERBED LANE, HILLMORTON, RUGBY, CV21 4LF

£1,700 PCM – FEES APPLY







Edward Knight are delighted to offer for let this substantial four bedroom semi-detached house located in the highly sought after residential area of Hillmorton, which is well served by local amenities and is within the catchment of reputable schooling for all ages. The recently redecorated and extended accommodation briefly comprises: entrance hall, lounge, dining room, study, kitchen/dining/family room, utility room, ground floor w.c, four double bedrooms, en-suite bathroom and a refitted four piece family bathroom. The property further benefits from gas fired central heating, uPVC double glazing, off-road parking, single integral garage and a good size landscaped rear garden. Available mid January. Unfurnished. Energy rating D.

#### ENTRANCE HALL

Enter via a part obscure double glazed uPVC panel effect door with adjoining obscure double glazed full height panels. uPVC obscure double glazed window to the side aspect. Single panel radiator with thermostat control. Stairs rising to the first floor. Understairs storage area. Cupboard housing the electric consumer unit and utility meters. Built-in under stairs storage cupboard with power. Door to the study. Door to:

#### DINING ROOM

11' 7" x 9' 9" (3.53m x 2.97m)

Single panel radiator with thermostat control. Wood effect laminate flooring. Wall mounted lights. Opening through to the kitchen. Double opening doors to:

#### LOUNGE

13' 10" x 10' 7" max (4.22m x 3.23m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat controls. Wood effect laminate flooring. TV and telephone connection sockets. Wall mounted lights.



### STUDY

7' 8" x 6' 8" (2.34m x 2.03m)

Single panel radiator with thermostat control. Wood effect laminate flooring. Feature glass brick wall. Double doors to the utility area.

### KITCHEN/DINING/FAMILY ROOM

#### KITCHEN AREA

17' 2" x 9' 11" (5.23m x 3.02m)

A refitted range of base level kitchen units surmounted by granite worktops. Inset sink with mixer tap over. Built-in stainless steel double electric oven, four ring black ceramic hob and chimney extractor hood. Two integrated fridges and an integrated dishwasher. Double panel radiator with thermostat controls. Wood effect flooring. Two double glazed skylight windows. Two uPVC double glazed windows to the rear aspect.

#### DINING FAMILY AREA

17' 4" x 9' 7" (5.28m x 2.92m)

uPVC double glazed window to the rear aspect. uPVC double glazed patio doors to the rear garden. Double panel radiator with thermostat control. Wood effect flooring.

### UTILITY ROOM

A further range of kitchen units with granite effect roll-top work surface over. Space and plumbing for a washing machine, condenser tumble dryer and full height fridge freezer. Inset stainless steel sink and drainer with mixer tap over. Tiling to splashback area. Tiled floor. Single panel radiator with thermostat control. Obscure uPVC double glazed window to the side aspect. Part of obscure double glazed uPVC door to the rear garden. Integral door to the garage. Door to:

### GROUND FLOOR W.C

Wall mounted wash hand basin with mixer tap over and tiled splashback. Wall hung toilet with concealed



cistern. Tiled floor. Single panel radiator. Obscure uPVC double glazed window to the side aspect.

### STAIRS & LANDING

Smoke alarm. Loft hatch. Doors to all further accommodation.

### BEDROOM ONE

11' 5" x 11' 0" (3.48m x 3.35m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Two double door built-in wardrobes. Recessed ceiling spotlights. Door to:









#### EN-SUITE BATHROOM

8' 0" x 5' 10" (2.44m x 1.78m)

White suite comprising: panelled bath with thermostatic shower over, wall hung toilet with concealed cistern and a wash hand basin with vanity unit under. Vinyl floor. Recessed ceiling spotlights. Chrome heated towel rail radiator. uPVC double glazed window to the front aspect. 8' x 5' 10

#### BEDROOM TWO

11' 9" x 9' 2" (3.58m x 2.79m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in double door wardrobe.



#### BEDROOM THREE

11' 7" x 10' 5" (3.53m x 3.18m)

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

#### BEDROOM FOUR

9' 5" x 9' 2" (2.87m x 2.79m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Built-in double wardrobe.



#### FAMILY BATHROOM

8' 1" x 6' 3" (2.46m x 1.91m)

Four piece white suite comprising: wash hand basin with vanity unit under, wall hung toilet with concealed cistern, panelled bath with mixer tap and shower enclosure with thermostatic shower. Tiling to splashback areas. Vinyl floor. Recessed ceiling, spotlights. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

#### FRONT GARDEN & DRIVEWAY

Block paved driveway providing off-road parking space for two vehicles. Lawned fore garden. Courtesy light to the front door.

#### SINGLE INTEGRAL GARAGE

Up and over door to the front. Power and light connected. Wall mounted combination central heating boiler. Integral door to the utility area. Rear door to the garden.

#### REAR GARDEN

Slab patio adjoining the rear of the kitchen which continues as a path around the back of the house and then down the side to the rear door to the garage. Wall mounted courtesy lights.

Picket fencing to the front with steps up to the main part of the garden, which is landscaped with patio areas, gravel areas and planters. Outside power points. Raised composite decked area with integrated outdoor seating, timber pergola and raised fire pit. The remainder of the garden is mainly to artificial turf with gravel and slab areas and a timber shed. Enclosed by timber fencing and hedgerows to all sides.

#### COUNCIL TAX

Band D

## 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.

**Utility Supplies:** including payment for communication services (broadband etc) and the 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).

