



EDWARD KNIGHT
ESTATE AGENTS

ASHLAWN ROAD, HILLMORTON, RUGBY, CV22 5ES

£1,400 PCM – FEES APPLY





Edward Knight are delighted to offer for let this period end of terrace house located in the highly sought after Paddox area of Hillmorton, which is well served by a wide range of local amenities, reputable schools for all ages and offers easy access to major roads. The accommodation retains a wealth of period features and briefly comprises: entrance hall, cloakroom, lounge, kitchen/dining/family room, three well proportioned bedrooms & a four piece family bathroom. To the rear is a good size garden with patio & decked seating areas, lawns & two garden offices. Further benefits include gas fired central heating & uPVC double glazing to all main windows. Available mid May. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a timber panel door with leaded stained glass insert and adjoining leaded stained glass panel. Original multicoloured tiled floor. Stairs rising to the first floor. Concealed electric consumer unit and meter. Radiator. Under stairs storage cupboard. Smoke alarm. Thermostat for the central heating. Doors to the lounge and kitchen. Door to:

CLOAKROOM

White suite comprising: wash hand basin with vanity unit under and low level close coupled toilet. Multi coloured tiled floor.

LOUNGE

12' 8" into bay x 12' 7" (3.86m x 3.84m)
uPVC double glazed bay window to the front aspect. Double panel radiator with thermostat control. Decorative cast iron fireplace with tiled cheeks. Built-in alcove shelving. Virgin Media socket and telephone socket. Picture rail.



KITCHEN/DINING/FAMILY ROOM

KITCHEN

12' 4" x 11' 9" (3.76m x 3.58m)

A refitted range of Shaker style eye and base level units surmounted by solid wood worksurfaces. Inset ceramic 1.5 bowl sink and drainer with mixer tap over. Tiling to splash back areas. Stainless steel range style cooker with integrated 5 ring gas hob and extractor hood over. Integrated fridge freezer. Breakfast bar. Recessed ceiling spotlights. Engineered wood flooring. uPVC double glazed window to the side aspect. Timber panel door to the garden. Open through to:

DINING/FAMILY AREA

14' 7" x 10' 7" excluding bay (4.44m x 3.23m)

uPVC double glazed patio doors to the rear garden. Double panel radiator with thermostat control. Engineered wood flooring. Recessed ceiling spotlights. Decorative cast iron fireplace with tiled cheeks. Built-in utility cupboard with plumbing for a washing machine, combination central heating boiler and obscure glazed window to the side aspect. 14 for seven by 10 foot 7 excluding Bay.

STAIRS & LANDING

Stained glass leaded porthole window to the front aspect. Single panel radiator. Loft hatch. Doors to all further first floor accommodation:

BEDROOM ONE

12' 7" x 11' 9" excluding bay (3.84m x 3.58m)

uPVC double glazed bay window to the front aspect. Single panel radiator. Decorative cast iron fireplace. Picture rail.

BEDROOM TWO

12' 6" x 11' 9" (3.81m x 3.58m)

uPVC double glazed window to the side aspect. Single panel radiator. Picture rail. Built-in corner wardrobe.



BEDROOM THREE

11' 2" x 8' 7" (3.4m x 2.62m)

uPVC double glazed window to the rear aspect. Single panel radiator. Decorative cast iron fireplace.

FAMILY BATHROOM

7' 8" x 5' 9" (2.34m x 1.75m)

Four piece white suite comprising: low level close coupled toilet, pedestal wash hand basin, panelled bath with mixer tap and shower attachment and fully tiled corner shower enclosure with thermostatic shower. Tiling to splash back areas. Wood effect laminate flooring. Recessed ceiling spotlights. Wall mounted







extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

FRONTAGE

Lawned fore garden with paths leading to an open porch and side gate to the rear garden.

REAR GARDEN

Lockable timber gate to the side of the property with concrete path leading down the side of the house to the rear garden. Bin storage area, outside cold water tap and brick-built store with power and shelving.



Slab patio across the rear of the property with small timber shed. Well stocked borders to the front and then a gravel path leads off down the garden with lawns either side and shaped border areas stocked with shrubs and trees.

Decked seating area partially covered by a corrugated plastic roof.

The far end of the garden is to gravel with a planting border to the right hand side and timber shed. Mature tree.

GARDEN OFFICES

11' 6" x 9' 0" (3.51m x 2.74m) each

Located at the far end of the garden, both accessed via double uPVC doors. Power connected and recessed spotlights.

COUNCIL TAX

Band C



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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).

