



EDWARD KNIGHT
ESTATE AGENTS

PAGE CLOSE, ROCHBERIE HEIGHTS, RUGBY, CV23 0XW

£1,450 PCM – FEES APPLY





A modern three bedroom detached house situated in a quiet cul-de-sac in the popular Rochberie Heights development, which is located a short distance from Junction 1 of the M6, making it ideal for commuters. Rugby railway station, retail parks, supermarkets & schooling are also easily accessible. The accommodation briefly comprises: entrance hall, cloakroom, lounge/dining room, kitchen, three bedrooms, en-suite shower room & family bathroom. The property further benefits from gas central heating, uPVC double glazing, off-road parking, a single garage & an enclosed rear garden. Available late June. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Single panel radiator. Wood effect laminate flooring. Programmable thermostat for the central heating. Smoke alarm. Doors to the lounge and kitchen. Door to:

CLOAKROOM

White suite comprising: pedestal wash hand basin and low-level toilet. Tiled splashback area. Ceiling mounted extractor fan. Vinyl floor. Single panel radiator with thermostat control.

LOUNGE/DINING ROOM

20' 6" x 12' 9" (6.25m x 3.89m)
uPVC double glazed window to the rear aspect. uPVC double glazed patio doors to the rear garden. Two single panel radiators with thermostat controls. Recessed ceiling spotlights. TV socket. Stairs rising to the first floor.

KITCHEN

11' 1" x 8' 5" (3.38m x 2.57m)
A range of eye and base level units surmounted by contrasting roll-top worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to



splashback areas. Built in stainless steel single electric oven, four ring gas hob and concealed extractor hood. Space and plumbing for a washing machine, dishwasher and fridge freezer. Vinyl floor. Recessed ceiling spotlights. Ceiling mounted extractor fan. Double panel radiator with thermostat control. uPVC double glazed window to the front aspect.

STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft hatch. Built-in storage cupboard. Smoke alarm. Doors to all further first floor accommodation.

BEDROOM ONE

13' 5" x 8' 8" (4.09m x 2.64m)

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

EN-SUITE

White suite comprising: low-level toilet, pedestal wash hand basin and fully tiled shower enclosure with electric shower. Tiling to splashback areas. Vinyl floor. Ceiling extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

BEDROOM TWO

11' 6" max x 9' 6" (3.51m x 2.9m)

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

BEDROOM THREE

9' 7" x 8' 7" max (2.92m x 2.62m)

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

FAMILY BATHROOM

6' 7" x 6' 3" min (2.01m x 1.91m)

White suite comprising: low-level toilet, pedestal wash hand basin and panelled bath with thermostatic



shower over. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the front aspect.

FRONT GARDEN & DRIVEWAY

Tarmac driveway providing off-road parking space for two vehicles. Lawned fore garden with border adjoining the front of the house with shrub bushes in. Access down the side of the property to the rear garden via a gate.





SINGLE GARAGE

Up and over door. Power and light connected. Central heating boiler. Electric consumer unit. Broadband inlet.

REAR GARDEN

Slab patio adjoining the rear of the property with path leading to the side gate. Cold water tap. Remainder of the garden is laid to lawn and enclosed by timber fencing 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

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+) A | | 94 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

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