



**EDWARD KNIGHT**  
ESTATE AGENTS

SIDNEY ROAD, HILLMORTON, RUGBY, CV22 5LD

£1,500 PCM – FEES APPLY







A recently refurbished three bedroom detached house located in the highly sought after Paddox School catchment area of Hillmorton, which is well served by a wide range of local amenities & offers easy access to Rugby town centre & transport links. The well presented accommodation briefly comprises: entrance hall, lounge, dining room, refitted kitchen, three bedrooms & a refitted bathroom. The property further benefits from new uPVC double glazing, gas fired central heating, off-road parking for 3 cars & a good size rear garden with shed which is not overlooked from the rear. Available now. Unfurnished. Energy rating TBC.

#### ENTRANCE HALL

Enter via a part obscure double glazed uPVC door with adjoining obscure double glazed panels. Double panel radiator with thermostat control. Wood effect laminate flooring. Stairs rising to the first floor. Ceiling mounted smoke alarm. Built-in understairs storage cupboard housing the electric consumer unit and utility meters. Doors to the Dining Room and Kitchen. Door to:

#### LOUNGE

11' 9" x 10' 4" (3.58m x 3.15m)

uPVC double glazed bay window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring.



#### DINING ROOM

12' 9" x 11' 0" (3.89m x 3.35m)

uPVC double glazed windows to the rear aspect. Part double glazed uPVC door to the rear garden. Double panel radiator with thermostat control. Wood effect laminate flooring.

### KITCHEN

9' 3" x 6' 8" (2.82m x 2.03m)

A refitted range of eye and base level units surmounted by wood effect worktops. Inset stainless steel sink and drainer with mixer tap over. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Tiling to splashback areas. Washing machine and fridge freezer. Tiled floor with underfloor heating. Ceiling mounted heat sensor. uPVC double glazed window to the front aspect. Part obscure double glazed uPVC door to the driveway. 9 foot 3 x 6' eight.

### STAIRS & LANDING

uPVC double glazed window to the side aspect. Loft hatch. Ceiling mounted smoke alarm. Doors to all further first floor accommodation:

### BEDROOM ONE

12' 8" x 12' 2" (3.86m x 3.71m)

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

### BEDROOM TWO

12' 2" into bay x 12' 0" (3.71m x 3.66m)

uPVC double glazed bay window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring.

### BEDROOM THREE

7' 7" x 6' 1" (2.31m x 1.85m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring.

### FAMILY BATHROOM

8' 0" x 6' 1" (2.44m x 1.85m)

Refitted white suite comprising: low-level close coupled toilet, pedestal wash hand basin and panelled bath



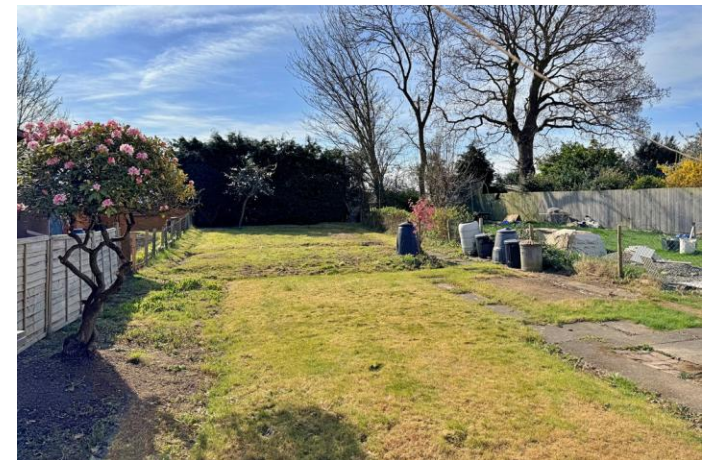
with mixer shower attachment. Tiling to splashback areas. Tiled floor. Wall mounted extractor fan. Chrome heated towel rail radiator. Obscure uPVC double glazed window to the rear aspect.

### FRONT GARDEN & DRIVEWAY

Concrete driveway providing off-road parking space one vehicle leading to swing gates. Lawned fore garden and concrete path to the front door.







### **REAR GARDEN**

Swing gates lead to an extension of the concrete driveway providing two further off-road parking spaces, one underneath a carport. Outside cold water tap. Original outside toilet also housing the combination central heating boiler.

Concrete continues across the rear of the property and then as a path partway down the garden. Good size timber shed with windows. The garden is then laid mainly to lawn with planting board areas, a blossom tree and a mature conifer hedgerow to the rear.

### **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).

14 Regent Street, Rugby,  
Warwickshire, CV21 2PY

[www.edwardknight.co.uk](http://www.edwardknight.co.uk)  
[lettings@edwardknight.co.uk](mailto:lettings@edwardknight.co.uk)  
01788 543222

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements