



EDWARD KNIGHT
ESTATE AGENTS

STOWE DRIVE, BILTON, RUGBY, WARWICKSHIRE, CV22 7NX

£1,150 PCM – FEES APPLY





A modern three bedroom terraced property located within easy reach of Rugby town centre, Bilton village, local amenities and reputable schools. The accommodation briefly comprises: entrance hall, lounge, kitchen/dining room, cloakroom, three bedrooms, en-suite shower room and family bathroom. The property further benefits from: gas fired central heating, uPVC double glazing, secluded low maintenance rear garden and single garage en-bloc. Available early May. Unfurnished. Energy rating TBC.

Entrance Hall

Enter via an obscure double glazed door. With stairs rising to first floor. Radiator. Understairs storage cupboard. Doors to Lounge & kitchen. Door to:

Cloakroom

With an obscure double glazed window to front aspect. Low level toilet. Pedestal wash hand basin. Radiator.

Lounge

15' 1" x 10' 11" (4.6m x 3.33m)

With uPVC double glazed window to front aspect. Wall mounted radiator. Double glazed French doors to rear garden. Television aerial point. Telephone point.



Kitchen/Diner

15' 1" x 15' 4" (4.6m x 4.67m) down to 6'11"

Fitted with range of base and wall mounted units surmounted by contrasting roll-edge worksurfaces. One and half bowl stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Built-in single electric oven with four ring gas hob over. Extractor hood. Space for fridge/freezer. Space and plumbing for dishwasher and washing machine. Radiator. Cupboard housing wall mounted gas-fired central heating boiler. Two uPVC double glazed windows to front aspect. uPVC double glazed French doors to rear garden. Ceramic tiled floor.

Stairs and Landing

With stairs rising to first floor. uPVC double glazed window to rear aspect. Access to loft space. Doors to first floor accommodation.

Master Bedroom

11' 7" x 10' 0" (3.53m x 3.05m)

With uPVC double glazed window to front aspect. Wall mounted radiator. Television aerial point. Door to:

En Suite Shower Room

With white suite comprising: pedestal wash hand basin with mixer tap, low level toilet and fully tiled shower cubicle with combi shower. Tiling to splashbacks. Extractor fan. Obscure uPVC double glazed window to rear aspect.

Bedroom Two

9' 10" x 7' 2" (3m x 2.18m)

With uPVC double glazed window to rear aspect. Radiator. Television aerial point. Telephone point.

Bedroom Three

15' 1" x 7' 8" (4.6m x 2.34m)

With two uPVC double glazed windows to front aspect. Television aerial point. Telephone point. Radiator.

Family Bathroom

With white suite comprising panelled bath with shower off the tap, low level toilet and pedestal wash hand basin. Tiling to splashback areas. Extractor fan. Radiator. Obscure uPVC double glazed window to front aspect.

Front Garden

Laid to lawn with a slab path leading to the front door.

Council Tax

Band C



Rear Garden

Low maintenance gravelled rear garden with a slabbed patio area. Enclosed by brick wall to right and timber fencing to left and rear.

GARAGE

Single garage en-bloc

Fees

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).

