



EDWARD KNIGHT
ESTATE AGENTS

IZOD ROAD, RUGBY, WARWICKSHIRE, CV21 2JY

£1,050 PCM – FEES APPLY





A well presented modern two bedroom semi-detached house located within walking distance of Rugby town centre. The accommodation briefly comprises: entrance hall, cloakroom, refitted kitchen, two double bedrooms & a bathroom. The property further benefits from gas fired central heating, uPVC double glazing, a single garage, off-road parking & an enclosed rear garden. Available late May. Unfurnished. Energy rating C.

ENTRANCE HALL

Enter via a part obscure double glazed uPVC door. Single panel radiator. Telephone point. Consumer unit. Stairs to first floor. Thermostat for central heating. Understairs storage cupboard. Doors to the lounge and kitchen. Door to:

CLOAKROOM

White wall mounted wash hand basin and low level close coupled toilet. Tiled splashback. Tile effect floor. Extractor fan. Single panel radiator with thermostat.

LOUNGE

12' 6" x 12' 5" (3.81m x 3.78m)

uPVC double glazed sliding patio doors to the rear aspect. Double panel radiator with thermostat. TV, telephone and satellite points.



KITCHEN

9' 9" x 6' 2" (2.97m x 1.88m)

A refitted range of gloss fronted eye and base level units surmounted by contrasting roll-edge worksurfaces. Inset stainless steel sink and drainer with mixer tap. Tiling to splashbacks. Built-in stainless steel single electric oven, four ring black ceramic hob and chimney extractor hood. Space and plumbing for a washing machine and fridge/freezer. Tile effect floor. Concealed central heating boiler. Single panel radiator with thermostat. uPVC double glazed window.

STAIRS & LANDING

Single panel radiator. Loft hatch. Smoke alarm. Doors to all further accommodation.

BEDROOM ONE

12' 7" x 11' 0" max (3.84m x 3.35m)

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

BEDROOM TWO

12' 7" max x 8' 4" (3.84m x 2.54m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat. Built-in over stairs airing cupboard.

BATHROOM

6' 5" x 6' 3" (1.96m x 1.91m)

White suite comprising: pedestal wash hand basin, low level close-coupled toilet and panelled bath with thermostatic shower over. Tiling to splashback areas. Wood effect vinyl floor. Electric shaver socket. Extractor fan. Single panel radiator with thermostat control.

FRONT GARDEN

Slab path leading to the front door and driveway. Storm porch. Laid to lawn areas.

GARAGE & DRIVEWAY

Tarmac driveway providing off-road parking space and direct access to the garage which has an up and over door to the front and part double glazed door to the rear garden. Overhead storage space.

REAR GARDEN

Slab patio to the rear of the property with path leading to the rear door of the garage. The remainder is laid to lawn and enclosed by timber fencing.

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).

14 Regent Street, Rugby,
Warwickshire, CV21 2PY

www.edwardknight.co.uk
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