



EDWARD KNIGHT
ESTATE AGENTS

HANDLEY CROSS AVENUE, HOULTON, RUGBY, CV23 1AE

£1,600 PCM – FEES APPLY





A modern three bedroom, three storey semi-detached house located in the highly sought after development of Houlton, which is well served by local amenities including schools & offers easy access to the M1 & Rugby railway station. The accommodation briefly comprises: entrance hall, lounge, cloakroom, kitchen/dining room, three double bedrooms, dual access family bathroom & an en-suite shower to the main bedroom. The property further benefits from dual zone gas central heating, uPVC double glazing, off-road parking for three cars, a single garage & and enclosed rear garden. Available mid September. Unfurnished. Energy rating B.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Single panel radiator. Vinyl flooring. Thermostat for the central heating. Smoke alarm. Stairs rising to the first floor. Door to:

LOUNGE

14' 5" x 11' 7" max (4.39m x 3.53m)
uPVC double glazed bay window to the front aspect. Two single panel radiators with thermostat controls. Satellite TV connection points. Built-in under stairs storage cupboard with fibre broadband connection point. Wood effect flooring. Door to:

INNER LOBBY

Wood effect flooring. Door to the kitchen. Door to:

CLOAKROOM

White suite comprising: wash hand basin with mixer tap and low level close coupled toilet. Tiled splashback area. Wall mounted extractor fan. Wood effect flooring. Single panel radiator with thermostat control.



KITCHEN/DINING ROOM

14' 10" x 12' 11" max (4.52m x 3.94m)

A range of eye and base level units surmounted by contrasting worksurfaces. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Built-in single electric oven, combination convection oven, gas hob, chimney extractor hood, fridge freezer and dishwasher. Space and plumbing for a washing machine. Concealed central heating boiler. Island unit with further cupboards. Wood effect flooring. Double panel radiator with thermostat control. uPVC double glazed patio doors to the rear garden with adjoining full height double glazed panels.

FIRST FLOOR LANDING

uPVC double glazed window to the side aspect. Smoke alarm. Built-in storage cupboard. Door to the second floor stairwell. Doors to further first floor accommodation:

BEDROOM TWO

14' 10" x 8' 6" max (4.52m x 2.59m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Laminate flooring. Door to:

JACK & JILL EN-SUITE BATHROOM

8' 4" max x 6' 8" (2.54m x 2.03m)

Four piece white suite comprising: panelled bath with thermostatic mixer tap shower unit over, pedestal wash hand basin, low level close coupled toilet and fully tiled shower enclosure with thermostatic shower. Tiling to splash back areas. Tile effect flooring. Recessed ceiling spotlights. Electric shaver socket. Extractor fan. Double panel radiator with thermostat control.

BEDROOM THREE

11' 4" max x 8' 4" (3.45m x 2.54m)

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



SECOND FLOOR STAIRWELL

Solid panel effect door from the main landing. Single panel radiator with thermostat control. uPVC double glazed window to the front aspect. Stairs rising to:

BEDROOM ONE

14' 10" max x 11' 11" (4.52m x 3.63m)

uPVC double glazed windows to the front and side aspects. Double glazed Velux window. Double panel radiator. Thermostat for all bedroom heating. Built-in triple door mirrored wardrobe. Loft hatch. Smoke alarm. Door to:







EN-SUITE SHOWER ROOM

White suite comprising: low-level close coupled toilet, pedestal wash hand basin and fully tiled double shower enclosure with electric shower. Tiling to splashback areas. Tile effect floor flooring. Recessed ceiling spotlights. Ceiling mounted extractor fan. Single panel radiator with thermostat control. Double glazed Velux window.

FRONTAGE

Slab path leading to the front door with cracked slate border and courtesy light. Shrub bushes to the front of the property. Tarmac driveway providing off-road parking space for three cars and direct access to the garage. Timber gate to the rear garden.

SINGLE GARAGE

Up and over door to the front. Power and light connected. Overhead storage space.

REAR GARDEN

Slab patio adjoining the kitchen with path leading to a gate to the driveway. Outside cold water tap. The garden is then part to lawn and part to a decked seating area with cracked slate border area to the rear. Enclosed by timber fencing and brick walls.

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.

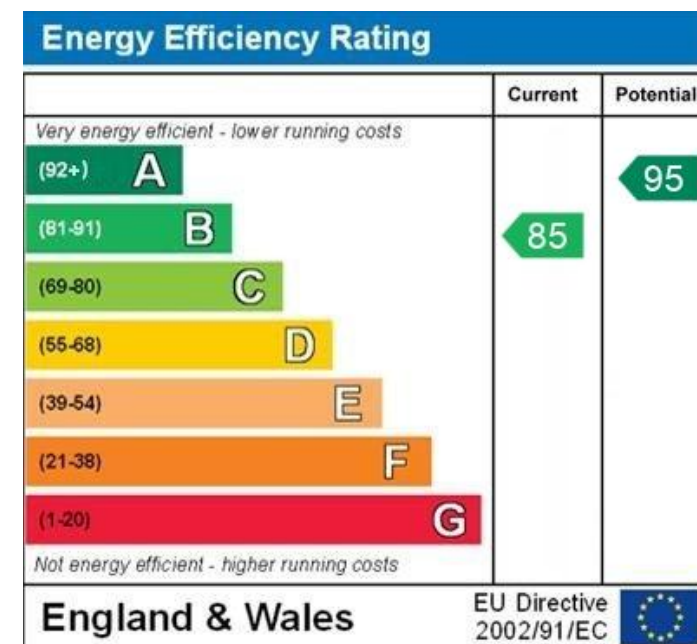
Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

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



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