



**EDWARD KNIGHT**  
ESTATE AGENTS

22 MORTON GARDENS, RUGBY, CV21 3TG

£1,100 PCM







A modern three bedroom end of terrace house located in a quiet cul-de-sac within walking distance of Rugby town centre & railway station. The accommodation briefly comprises: entrance vestibule, lounge, kitchen/dining room, three bedrooms & a bathroom. The property further benefits from gas fired central heating, double glazing, two off-road parking spaces & a south facing rear garden. Available early September. Unfurnished. Energy rating D.

#### ENTRANCE VESTIBULE

Enter via a composite panel effect door with frosted double glazed insert. Double panel radiator. Stairs rising to the first floor. Wall mounted programmable thermostat for the central heating. Smoke alarm. Telephone socket. Electric consumer unit. Door to:

#### LOUNGE

16' 3" x 10' 5" (4.95m x 3.18m)

Two double glazed windows to the front aspect. Double panel and single panel radiators. Decorative fireplace. TV and satellite connection points. Built-in under stairs storage cupboard. Door to:

#### KITCHEN/DINING ROOM

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

A range of eye and base level units surmounted by complementary worktops. Inset composite sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and extractor hood. Space and plumbing for a washing machine and fridge freezer. Double panel radiator. Double glazed window to the rear aspect. Part double glazed uPVC door to the rear garden.

#### STAIRS & LANDING

Smoke alarm. Built-in cupboard housing a combination central heating boiler. Doors to all further first floor accommodation:



### BEDROOM ONE

10' 5" x 8' 9" (3.18m x 2.67m)

Double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in double door wardrobe with internal over stairs storage space.

### BEDROOM TWO

9' 11" x 7' 4" (3.03m x 2.25m)

Double glazed window to the rear aspect. Single panel radiator.

### BEDROOM THREE

6' 9" x 5' 8" (2.06m x 1.73m)

Double glazed window to the rear aspect. Single panel radiator.

### BATHROOM

7' 0" x 5' 10" (2.13m x 1.78m)

Suite comprising: wash hand basin with vanity unit under, low-level close coupled toilet and panelled bath with electric shower over. Tiling to splashback areas. Vinyl floor. Ceiling mounted extractor fan. Single panel radiator with thermostat control.

### DRIVEWAY & FRONTAGE

Two tarmac parking spaces. Slab path with adjoining lawned area leading to the front of the property. Gravel border with gas and electric meter boxes. Storm porch. Further slab path leading to a shared access gate to the rear.

### REAR GARDEN

Slat patio across the rear of the property with timber gate leading to the side access. Remainder of the garden is then laid mainly to lawn with conifer and hard standing area for bin storage with plastic shed. Panel fencing to the right and rear and post and rail fencing to the left.

### 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.







Utilities: gas, water, electric, council tax, telephone, 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 (where the tenancy is taken in the name of a company): £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)

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