



**EDWARD KNIGHT**  
ESTATE AGENTS

HOSKYN CLOSE, HILLMORTON, RUGBY, CV21 4LA

£1,250 PCM – FEES APPLY







A well presented three bedroom semi-detached house situated in a quiet cul-de-sac in the highly sought after residential area of Hillmorton, which is well served by a wide range of local amenities including reputable schooling for all ages & offers easy access to major transport links. The accommodation briefly comprises: entrance hall, lounge, refitted kitchen/dining room, externally accessible conservatory, three bedrooms & a refitted family bathroom. The property further benefits from gas fired central heating with modern combi boiler, uPVC double glazing, ample off-road parking for several vehicles & an enclosed rear garden. Available now. Unfurnished. Energy rating E.

#### **ENTRANCE HALL**

Enter via a composite panel effect door with frosted double glazed inserts and adjoining frosted full height uPVC double glazed window. Double panel radiator with thermostat control. Wood effect laminate flooring. Smoke alarm. Stairs rising to the first floor. Door to the kitchen/dining room. Door to:

#### **LOUNGE**

19' 10" x 11' 0" (6.05m x 3.35m)

uPVC double glazed windows to the front and rear. Double panel radiator with thermostat control. Wood effect laminate flooring. TV connection points. Fibre optic broadband point. Door to: 19 foot 10 x 11'



#### **KITCHEN/DINING ROOM**

26' 5" x 11' 0" (8.05m x 3.35m)

A range of refitted eye and base level units surmounted by contrasting 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. Space and plumbing for a washing machine, dishwasher and further under counter appliance. Recessed ceiling spotlights to the kitchen area. Laminate flooring to the dining area. Polished tiles to the kitchen area. Built-in under stairs

storage cupboard with the electric consumer unit and meter. Two double panel radiators with thermostat controls. uPVC double glazed windows to the front and rear. Part double glazed uPVC door to the rear garden.

### CONSERVATORY

12' 9" x 8' 4" (3.89m x 2.54m)

Accessed from the garden. Being of uPVC double glazed construction with a polycarbonate roof. uPVC double glazed doors to both sides. Tiled floor. Wall mounted light. Double plug socket.

### STAIRS & LANDING

Loft hatch. Smoke alarm. Built in cupboard housing a Worcester combination boiler. Doors to all further first floor accommodation:

### BEDROOM ONE

11' 7" x 9' 1" to wardrobes (3.53m x 2.77m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Fitted triple sliding door fronted wardrobe.

### BEDROOM TWO

11' 2" x 7' 11" (3.4m x 2.41m)

uPVC double glazed window to the rear aspect. Double panel radiator with thermostat control.

### BEDROOM THREE

12' 4" x 7' 7" (3.76m x 2.31m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Fitted sliding mirrored door fronted corner wardrobes.

### BATHROOM

7' 8" x 6' 11" (2.34m x 2.11m)

Refitted white suite comprising: wash hand basin with vanity unit under, low-level close coupled toilet and panelled bath with mixer tap and thermostatic shower over. Aqua panels to splashback areas. Tile effect vinyl



flooring. Ceiling mounted extractor fan. Single panel radiator. Frosted uPVC double glazed window to the rear aspect.

### FRONTAGE & DRIVEWAY

Concrete driveway with further gravel parking area. Hedges to the front perimeter. Carriage style courtesy light.

Double opening swing gates lead to a further driveway, partially covered with a corrugated plastic roof, wall mounted light and outside socket.









### REAR GARDEN

Slab patio to the rear of the kitchen partially covered with a polycarbonate roof. Cold water tap. The garden is then mainly laid to lawn with a raised planting border to the right and rear and a slab stepping stone path leading to the driveway. 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.

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

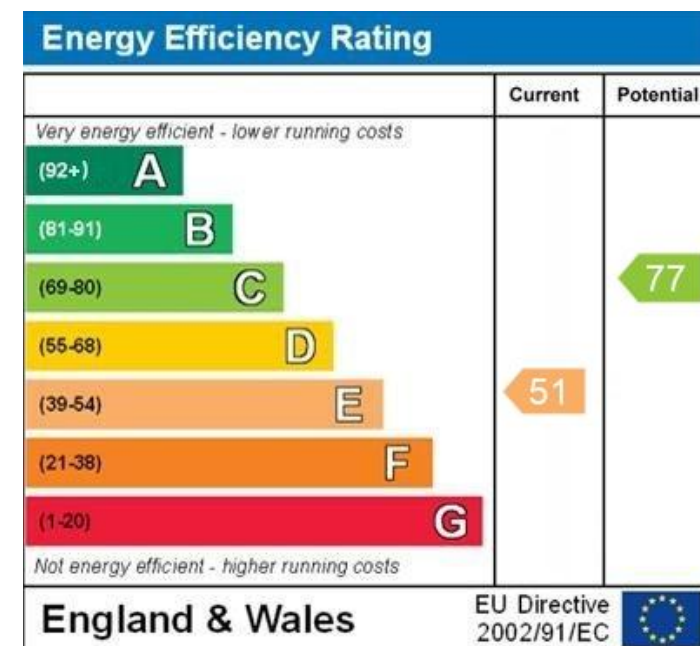
the lock being changed.

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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