



EDWARD KNIGHT
ESTATE AGENTS

ELM COTTAGE, MAIN ROAD, KILSBY, RUGBY, CV23 8XP

£1,300 PCM – FEES APPLY





An immaculate two bedroom modern end of terrace cottage located in the highly desirable village of Kilsby, which is well positioned for access to Rugby, Daventry & major roads/motorways. The well presented accommodation briefly comprises: entrance hall, cloakroom, lounge, conservatory, kitchen with integrated appliances, two bedrooms & a bathroom. The property further benefits from uPVC double glazing, electric central heating, a well maintained rear garden & one off-road parking space. Available late October. Unfurnished. Energy rating D.

ENTRANCE HALL

Enter via a composite panel effect door with obscure double glazed insert. Double panel radiator. Wood effect laminate flooring. Electric consumer unit. Fibre broadband point. Smoke alarm. Wall mounted programmer for the central heating. Stairs rising into the first floor. Doors to the kitchen and lounge. Door to:

CLOAKROOM

White suite comprising: wash hand basin with vanity unit under and low-level close-coupled toilet. Tiled floor. Wall mounted extractor fan. Under stairs storage area.

KITCHEN

8' 8" x 7' 11" (2.64m x 2.41m)

A range of shaker style eye and base level units surmounted by complementary worktops. Inset stainless steel sink and drainer with mixer tap over. Built in stainless steel single electric oven, four ring ceramic induction hob and chimney extractor hood. Integrated fridge, freezer, washing machine and slimline dishwasher. Tiled floor. Floor level warm air heater. uPVC double glazed window to the front aspect.



LOUNGE

12' 2" x 12' 1" (3.71m x 3.68m)

uPVC double glazed internal window to the conservatory. Double panel radiator with thermostat control. Wood effect laminate flooring. TV aerial point. Part double glazed uPVC door to:

CONSERVATORY

10' 11" x 9' 6" (3.33m x 2.9m)

Being of uPVC double glazed construction with patio doors to the rear garden. Tiled floor with underfloor heating. Power socket.

STAIRS & LANDING

Loft hatch with drop-down ladder. Smoke alarm. Built-in storage cupboard. Built-in cupboard housing the central heating and hot water boiler. Doors to all further first floor accommodation

BEDROOM ONE

12' 3" x 9' 8" (3.73m x 2.95m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Two double door built-in wardrobes.

BEDROOM TWO

8' 8" x 6' 11" (2.64m x 2.11m)

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

BATHROOM

8' 7" x 4' 7" (2.62m x 1.4m)

White suite comprising: wash hand basin with vanity unit under, low-level close-coupled toilet and panelled bath with mixer tap and wall mounted shower attachment. Fully tiled walls and floor. Ceiling mounted extractor fan. Chrome heated towel rail radiator.

FRONTAGE

Slab path leading to the front door with lawns and



gravel borders either side. Storm porch.

REAR GARDEN

Slab patio to the rear of the conservatory with steps and slab path leading to the rear of the garden where there is a cracked slate area and timber gate leading to the parking area. The remainder is laid to lawn with planting borders to the perimeter and a small timber shed. Enclosed by brick walls and timber fencing.

PARKING SPACE

To the rear of the garden there is a single allocated off-road parking space.





COUNCIL TAX

Band B

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.

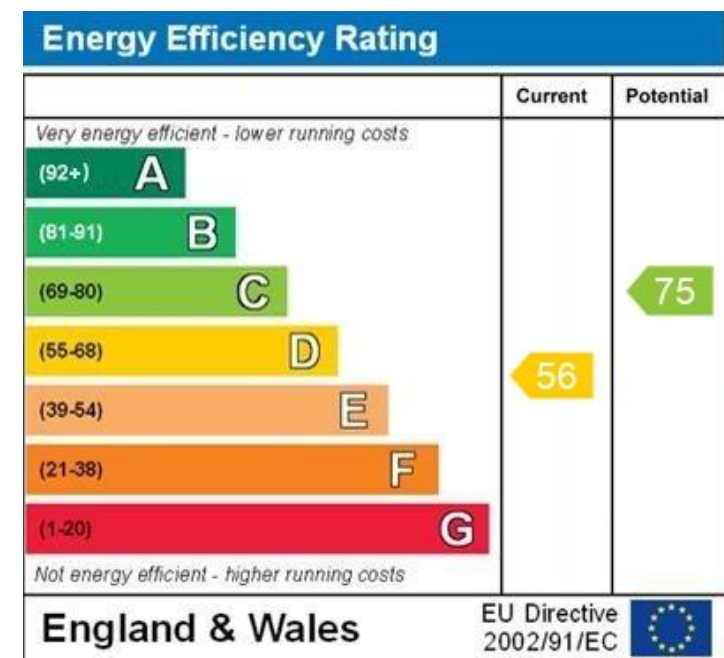
Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will 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

Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).



WWW.EPC4U.COM