



**EDWARD KNIGHT**  
ESTATE AGENTS

BROMWICH ROAD, HILLMORTON, RUGBY, CV21 4JH

£1,200 PCM – FEES APPLY







A well presented three bedroom end of terrace house located in the highly sought after residential area of Hillmorton, which is well served by a wide range of local amenities including reputable schools for all ages. The accommodation briefly comprises: entrance hall, lounge, dining room, refitted kitchen, two double bedrooms, a single bedroom & a wet room shower. The property benefits from gas fired central heating, uPVC double glazing & a good size rear garden with outbuildings. Available now. Unfurnished. Energy rating TBC.

#### **ENTRANCE HALL**

Enter via a uPVC panel effect door. uPVC double glazed window to the side aspect. Double panel radiator. Programmable thermostat for the central heating. Stairs rising to the first floor. Door to:

#### **LOUNGE**

12' 0" x 11' 9" (3.66m x 3.58m)

uPVC double glazed window to the front aspect. Double panel radiator with thermostat control. Wood effect laminate flooring. Decorative fireplace. TV and telephone connection points. Opening to:

#### **DINING ROOM**

10' 4" x 8' 3" (3.15m x 2.51m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat. Wood effect laminate flooring. Door to:

#### **KITCHEN**

10' 4" x 8' 5" (3.15m x 2.57m)

A refitted range of eye and base level units surmounted by contrasting worktops. Inset stainless steel 1.5 bowl sink and drainer with mixer tap over. Tiling to splashback areas. Built-in stainless steel single electric oven, four ring gas hob and chimney extractor hood. Space and plumbing for a washing machine and fridge freezer. Space for a slim-line dishwasher. Wall



mounted gas fired combination central heating boiler. Tile effect flooring. Built-in under stairs storage cupboard housing the electric consumer unit and utility meters. Single panel radiator with thermostat control. uPVC double glazed window to the rear aspect. Part double glazed uPVC door to the rear garden.

#### **STAIRS & LANDING**

uPVC double glazed window to the front aspect. Smoke alarm. Loft hatch. Built-in storage cupboard with slatted shelving. Doors to all further first floor accommodation

#### **BEDROOM ONE**

12' 7" x 10' 4" (3.84m x 3.15m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Wood effect laminate flooring.

#### **BEDROOM TWO**

11' 9" x 8' 9" (3.58m x 2.67m)

uPVC double glazed window to front aspect. Single panel radiator with thermostat control. Wood effect laminate flooring.

#### **BEDROOM THREE**

9' 0" x 9' 7" max (2.74m x 2.92m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Wood effect laminate flooring. Open over stairs storage area.

#### **WET ROOM SHOWER**

5' 6" x 5' 3" (1.68m x 1.6m)

Wall mounted wash hand basin with separate taps and low-level close coupled toilet. Wall mounted electric shower. Part tiled walls. Non-slip waterproof flooring. Wall mounted extractor fan. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.



#### **FRONT GARDEN**

Concrete path leading to the front door which has a storm porch. Lawned fore garden. Path continues down the side of the property with bin storage area and a timber gate into the rear garden. Further shared side access to the rear garden via a timber gate.

#### **REAR GARDEN**

The rear garden is extensively laid to lawn with planting board areas to the perimeter. Brick-built outhouse with storage cupboard, toilet and workshop. Cold water tap. Enclosed by timber fencing.









## 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](http://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).

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