



**EDWARD KNIGHT**  
ESTATE AGENTS

SCHOOL STREET, HILLMORTON, RUGBY, WARWICKSHIRE, CV21 4BN

£1,050 PCM – FEES APPLY







A three bedroom mid terrace house located in the highly desirable residential area of Hillmorton, which is well served by a wide range of local amenities and reputable schools. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, three bedrooms & a bathroom. The property further benefits from gas fired central heating, uPVC double glazing & and enclosed rear garden with three storage rooms. Available now. Unfurnished. Energy rating E (TBC).

#### ENTRANCE HALL

Enter via a part obscure double glazed uPVC door. Single panel radiator. Stairs rising to the first floor. Door to:

#### LOUNGE

12' 4" x 11' 9" (3.76m x 3.58m)  
uPVC double glazed window to the front aspect. Double panel radiator. Satellite and fibre-optic broadband connection points. Archway to:

#### DINING ROOM

10' 4" x 8' 3" (3.15m x 2.51m)  
uPVC double glazed window to the rear aspect. Single panel radiator. Door to:

#### KITCHEN

10' 4" x 8' 5" (3.15m x 2.57m)  
A range of eye and base level units surmounted by contrasting worktops. Stainless steel sink and drainer with mixer tap over. Tiling to splashback areas. Double electric cooker with integrated ceramic hob and extractor hood over. Space and plumbing for a washing machine and further under the counter appliances. Housing for a fridge freezer. Vinyl floor. Under stairs storage cupboard with shelving, utility meters and electric consumer unit. Double panel radiator with thermostat control. uPVC double glazed window to the rear aspect. Part obscure double glazed



uPVC door to the rear garden.

### STAIRS & LANDING

Access to boarded loft space. Built-in cupboard housing a combination central heating boiler. Doors to all further first floor accommodation:

### BEDROOM ONE

12' 7" x 10' 5" (3.84m x 3.18m)

uPVC double glazed window to the rear aspect. Single panel radiator with thermostat control. Overhead storage cupboard. Virgin Media connection point.

### BEDROOM TWO

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

uPVC double glazed window to the front aspect. Single panel radiator. Built-in storage cupboard.

### BEDROOM THREE

9' 0" x 6' 3" min (2.74m x 1.91m)

uPVC double glazed window to the front aspect. Single panel radiator with thermostat control. Built-in over stairs storage cupboard.

### BATHROOM

7' 3" max x 5' 8" (2.21m x 1.73m)

White suite comprising: low-level toilet, pedestal wash hand basin with mixer tap and panelled bath with electric shower over. Tiled walls. Vinyl floor. Extractor fan. Single panel radiator. Obscure uPVC double glazed window to the rear aspect.

### FRONT GARDEN

Shared path leading to the front door. Lawned fore garden with planting borders and retaining wall to the front. Gated access to the rear garden.



### REAR GARDEN

Slab patio area adjoining the rear of the property with path leading to a side gate. Three outside storage rooms. Steps in the retaining brick wall lead to lay lawn area with planting boards to the perimeter.

### 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.

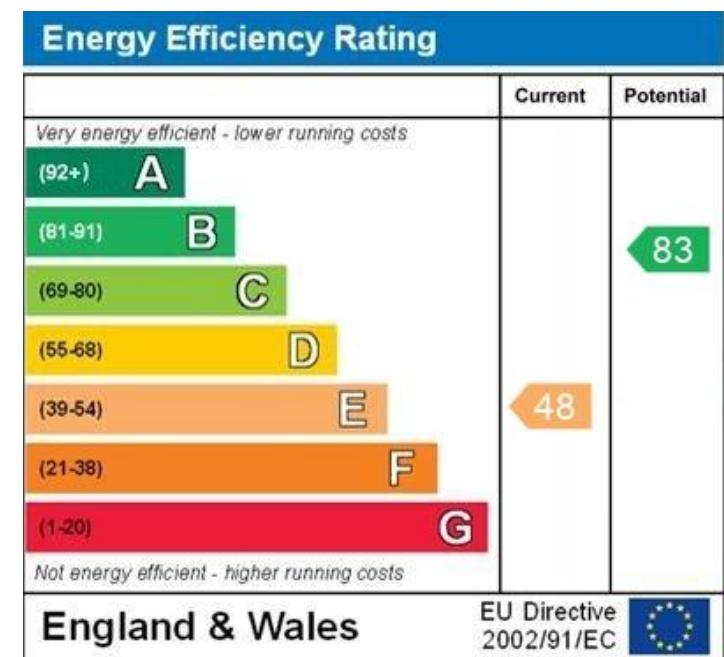
Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory

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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