

**14 Fieldfare Close
Coton Meadows
RUGBY
CV23 0WS**

£1,350 PCM



- **THREE BEDROOM**
- **AVAILABLE MID JUNE**
- **CONSERVATORY**
- **GARAGE AND PARKING**

- **DETACHED FAMILY HOME**
- **UNFURNISHED**
- **ENSUITE FACILITIES**
- **ENERGY EFFICIENCY RATING C**

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AVAILABLE MID JUNE A three bedroom detached family home situated on the popular Coton Meadows development. In brief the accommodation comprises entrance hall, cloakroom/w.c, lounge, kitchen/dining room and conservatory to the ground floor. To the first floor there are three bedrooms, ensuite shower room and a family bathroom. The property further benefits from upvc double glazing, gas fired central heating, an enclosed rear garden, garage and parking. ***UNFURNISHED***

Accommodation Comprises

Entry via hardwood front entrance door into:

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard. Radiator. Ceramic tiled floor.

Cloakroom / WC

With suite to comprise; pedestal wash hand basin and low flush w.c. Radiator. Ceramic tiled floor. Frosted window to rear elevation.

Lounge

18'4" x 10'5" (5.61m x 3.18m)

Window to front aspect. Double doors opening to rear garden. Feature fireplace with inset living flame effect gas fire. Two radiators.

Kitchen

18'4" x 8'11" (5.61m x 2.72m)

Fitted with a range of base and wall mounted units with work surface space incorporating a one and a half bowl stainless steel sink and drainer unit with mixer tap over. Coordinating part tiled walls. Freestanding electric oven with five ring gas hob and extractor hood over. Space for a washing machine. Space for a fridge/freezer. Ceramic tiled floor. Double doors opening to conservatory. Window to front aspect.

Conservatory

9'3" x 14'11" (2.82m x 4.57m)

Of brick and upvc construction. Double doors opening to rear garden.

First Floor Landing

Access to loft space. Airing cupboard. Radiator. Window to rear aspect. Doors off to bedrooms and bathroom.

Bedroom One

10'7" x 15'5" (3.23 x 4.70)

Window to rear aspect. Built in wardrobes. Radiator. Door to:

Ensuite Shower Room

With suite to comprise; shower cubicle with mixer shower, low flush w.c. and pedestal wash hand basin. Tiling to splash areas. Electric shaver point. Radiator. Extractor fa. Frosted window to front elevation.

Bedroom Two

9'8" x 9'1" (2.95m x 2.79m)

Window to front. Built in wardrobes. Radiator.

Bedroom Three

9'1" x 6'7" (2.79m x 2.01m)

Window to rear. Built in wardrobe. Radiator.

Family Bathroom

With suite to comprise; panelled bath with shower over, pedestal wash hand basin and low level w.c. Tiling to splash areas. Electric shaver point. Extractor. Frosted window to front elevation.

Front Garden

Laid to gravel. Pathway to entrance.

Rear Garden

Paved patio area. Decking area. Raised flower beds. Timber fencing to boundary. Gated side pedestrian access. Cold water connection.

Garage

Located to the rear of the property. With metal up and over door. Additional parking space to side.

Agents Note

Deposit: £1557.69

Length Of Tenancy: 6 Months

Local Authority: Rugby

Council Tax Band: D

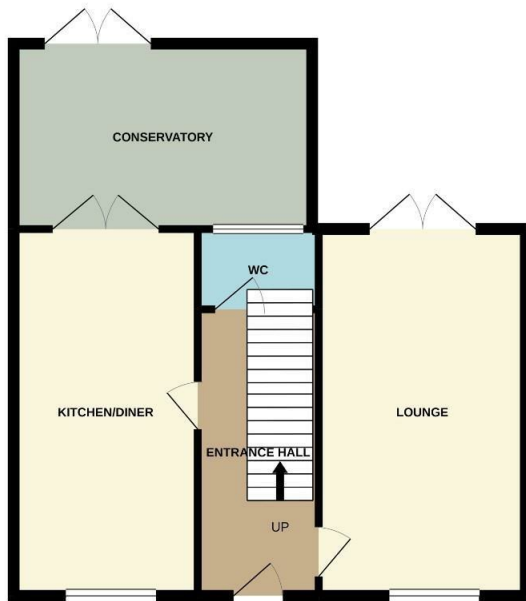
Energy Efficiency Rating: D



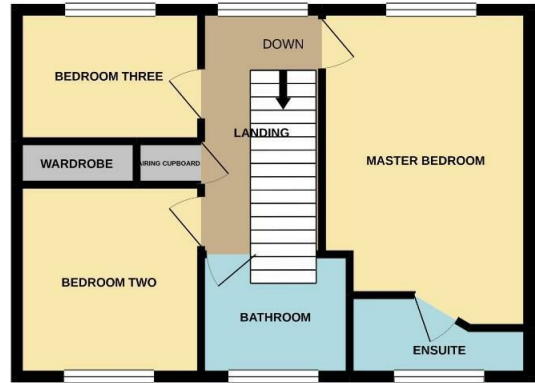




GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



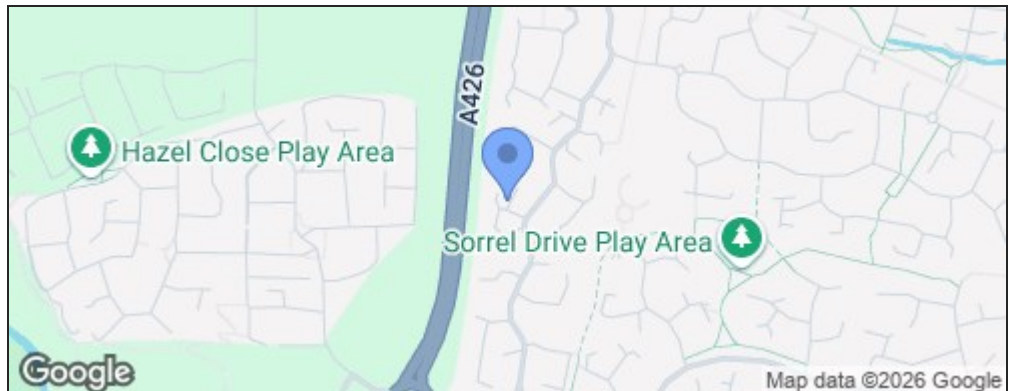
1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.