



**Stowe Drive, Rugby, Warwickshire**  
**£850**



# Stowe Drive, Rugby, Warwickshire

Crowhurst Gale are pleased to present this two bedroom terrace house on Stowe Drive. The property briefly comprises of a lounge/diner, kitchen and cloakroom to the ground floor and stairs lead up to two bedrooms and family bathroom. There is a garden and single garage to the rear. The property further benefits from gas central heating and double glazing throughout. Available NOW - Unfurnished.

## Frontage ( )

Paved pathway leading to double glazed front door.

## Entrance Hall

Stairs rising to first floor landing with storage cupboard under, radiator, doors to:

## Cloakroom

Low level WC, pedestal wash hand basin, radiator.

## Lounge/Diner 12'9" x 12'3" maximum (3.90 x 3.74 maximum)

Double glazed window to rear aspect, double glazed French doors to rear garden, radiator.

## Kitchen 11'7" x 6'2" (3.54 x 1.90)

A modern range of base and eye level units with work surfaces over, ceramic wall tiling, Gas hob with extractor over and electric oven beneath, stainless steel sink unit, space for fridge/freezer and space and plumbing for washing machine & dishwasher, breakfast bar, larder cupboard and further cupboard housing gas boiler serving hot water and radiators, double glazed window to front aspect, radiator.



## Landing

Access to loft space. Radiator, doors to:

## Bedroom One 12'9" x 12'7" maximum (3.89 x 3.85 maximum)

Double glazed window to front aspect and radiator.

## Bedroom Two 11'4" x 7'2" (3.46 x 2.19)

Double glazed window to rear aspect and radiator.

## Bathroom 8'0" x 6'2" (2.44 x 1.88)

A white suite comprising of a panel bath, pedestal wash hand basin, low level WC, ceramic wall tiling, radiator, airing cupboard, double glazed window to rear aspect.

## Rear Garden

Gravelled areas to the immediate rear, steps up to a lawned area with further steps to the garage and gate to rear.

## Garage 17'7" x 9'0" (5.38 x 2.75)

Up and over door for vehicular access. Personnel door to garden.

## Viewing

By appointment only through Crowhurst Gale Estate Agents 01788 522266

## Disclaimer

Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £850 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments • Holding deposit: equivalent to one weeks rent • Security deposit equivalent to 5 weeks rent (6 weeks if the annual rent is £50,000 or over)• Utilities Default charges:• Replacement keys and other security devices - charged at cost of the key(s) and other security device(s) replacement(s)• Rent arrears - 3% above the Bank of England base rate Other possible charges:• Notation of contract (where a tenancy is ended in place of another one following a change of tenant) - £50• Variation of contract (for example, change of rent date) - £50• Change of sharer - £50 per tenant • Surrender of tenancy - tenant liable to pay the rent for the whole period (within reason) as well as landlord costs of re-letting the property as detailed on our landlord fee schedule - [www.crowhurst-gale.co.uk](http://www.crowhurst-gale.co.uk)

Pets: Where formally accepted by the landlord there may be an additional amount added to the current monthly rent. Tenancy Application Form: To receive a tenancy application form for this property please contact us on 01788 522266 (option 2): Tenant protection: Crowhurst Gale Property Lettings Ltd is a member of propertymark Client Money Protection (Scheme Reference: C0131238), which is a client money protection scheme, and also a member of redress scheme The Property Ombudsman (TPO) Reference: T02859, which is a redress scheme. You can learn more by contacting us directly. Crowhurst Gale Property Lettings are a member of Deposit Protection Service, an insured and custodial deposit protection scheme [www.depositprotection.com](http://www.depositprotection.com). Disclaimer: These particulars may be

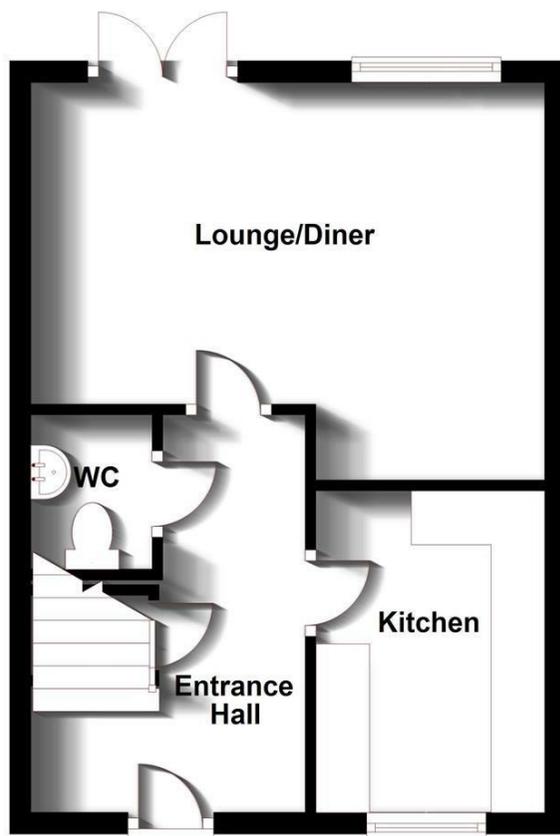


subject to errors and/or omissions; therefore, a prospective tenant(s) must satisfy themselves by inspection or otherwise as to their correctness. The text measurements, photographs plan and (if applicable) are presented in good faith as a general guide and therefore must not be relied upon as statements or representations of fact and do not constitute part of an offer or contract. As the agent, we have not formally verified any availability or operation of services and/or

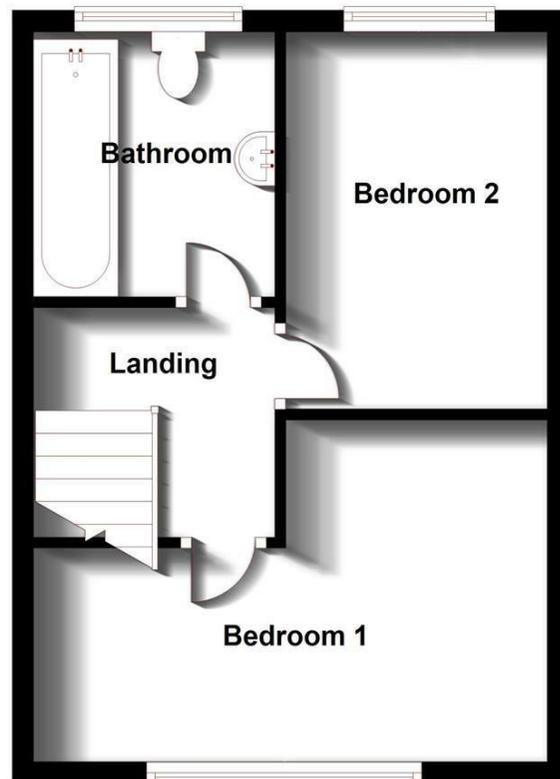
appliances noted. Therefore, prospective tenant(s) are advised to validate all such information prior to expressing any formal intent to let. All fixtures and fittings not mentioned are excluded from the tenancy. The property is let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters that may affect the legal title.



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			91
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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