



Copperfield Close, Rugby, Warwickshire
£1,195



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We are pleased to offer to the rental market this modern and spacious four bedroom detached property located in a popular residential location within easy reach of Rugby town centre and railway station. In brief the property comprises: Cloakroom W/C, living / dining room, kitchen with appliances to include oven / hob and extractor, fridge / freezer, washing machine and dishwasher. To the first floor there are two double and two single bedrooms with an en-suite to the master, and family bathroom W/C with shower over bath. Externally the property boasts an enclosed rear garden and garage with driveway parking for several vehicles. The property is available mid April and is offered unfurnished.

Entrance Hallway

Ground Floor Cloakroom W/C

Kitchen 12'4" x 10'7" (3.775 x 3.229)

Living / Dining Room 17'6" x 13'7" (5.335 x 4.157)

Stairs Rising To First Floor Landing

Master Bedroom 12'4" x 10'5" (3.760 x 3.196)

En-Suite To Master Bedroom

Bedroom Two 10'11" x 10'6" (3.346 x 3.203)

Bedroom Three 8'6" x 6'10" (2.610 x 2.092)

Bedroom Four 7'3" x 6'10" (2.222 x 2.086)



Family Bathroom W/C

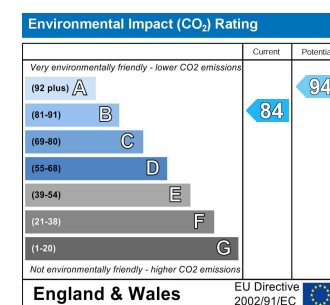
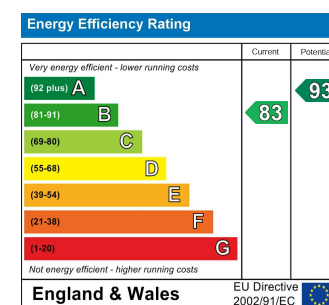
Enclosed Rear Garden

Single Garage And Driveway

Disclaimer

Our fees and charges for your tenancy are: Administration fee(s):* First applicant (minimum age 18): £150.00 Each additional applicant: £100.00 Guarantor (if applicable): £50.00 Company application (if applicable): £250.00 * The administration fees are payable immediately on deciding to secure a property, this will hold the property whilst your application is processed, and include an employment, previous landlord/agent (if applicable), credit check and right to rent check. Additional fee(s):** Early re-let fee (if Landlord agrees): £120.00 Paying utilities from damage deposit (each): £25.00 Guarantor fee: £50.00 Permitted occupier fee: £25.00 Out of hours service (per hour – plus any associated costs): £30.00 Letter regarding rent arrears (per letter): £15.00 Serving a Section 8 Notice in a case of rent arrears: £25.00 Dishonoured cheques (per cheque): £25.00 Professional cleaning post tenancy (if required) per hour (minimum): £15.00 Tenancy Agreement fee: £50.00 Check out fee: £50.00 ** Tenancy agreement fee is for the preparation of the tenancy agreement and is payable prior to the signing of your tenancy agreement ** Check out fee is for the preparation of the checkout report which is deducted from the deposit upon severance of the tenancy. You will be required to pay one month's rent in advance and a damage deposit, the damage deposit is the equivalent of one month's rent plus £200.00 and this is due prior to the signing of your tenancy agreement: First month's rent (for example): £600.00 Damage deposit (equivalent to the first month's rent + £200.00): £800.00 Pet deposit (if applicable): £300.00 *** Whilst pets are not allowed in the majority of our properties, if permission is granted from the landlord, the additional amount shown will be payable with your damage deposit. All carpets are to be professionally cleaned at the end of the tenancy, and this amount will contribute to this service. NB. (The rent and deposit amounts are for example purposes only, whatever the actual rent is, the deposit amount will be the same plus £200.00 unless otherwise stated)





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