



**crowhurst
gale**
TO LET
01788 522266
www.crowhurstgale.co.uk

Parkfield Road, Newbold, Rugby
£850



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gale**

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Crowhurst Gale Lettings present to market this re-furbished semi detached property located in Newbold Upon Avon, Rugby. The property is situated close to a parade of shops, public houses, schooling and all major road networks. In brief the property comprises: Entrance hall, living room, re-fitted kitchen with appliances to include an oven/hob/extractor, fridge/freezer and washing machine, re-fitted ground floor bathroom with shower over bath. To the first floor there are three well proportioned bedrooms. Further benefits include: double glazing, gas central heating, front and rear gardens, off road parking and a detached double garage. This property is offered UNFURNISHED and is available NOW. Viewing recommended.

Frontage

Double gates to front with boundary low level fencing, off road parking with lawn area. Further double gates with access to rear garden and garage.

Entrance Hall

Enter via Upvc obscure double glazed front door. Stairs rising to the first floor, radiator. Door to:

Living Room 13'9" x 12'5" (4.20m x 3.79m)

Kitchen 10'1" x 8'2" (3.09m x 2.50m)

Inner Hallway

Bathroom 8'0" x 4'4" (2.46m x 1.34m)

Stairs Rising To First Floor Landing



Bedroom One 18'0" max into recess x 9'5" (5.51m max into recess x 2.89m)

Bedroom Two 11'4" x 8'2" (3.47m x 2.50m)

Bedroom Three 9'7" x 8'1" (2.93m x 2.48m)

Rear Garden

Enclosed low maintenance rear garden. Access to double garage. Greenhouse.

Double Garage 19'0" x 15'7" (5.80m x 4.75m)

Double wooden doors to the front. Power and light connected. Inspection pit.

Disclaimer

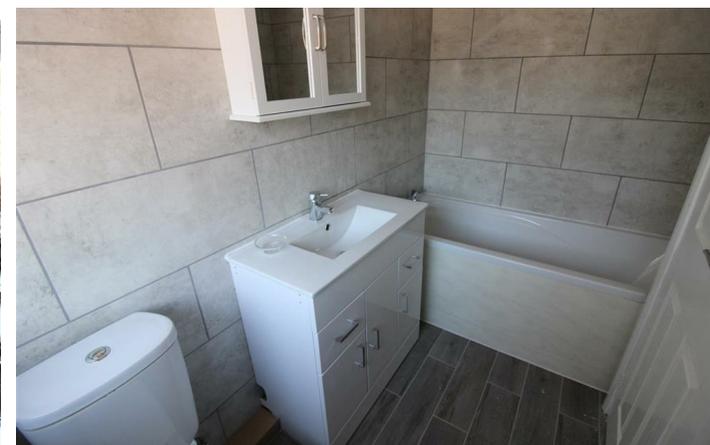
Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £850 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments

- 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

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. 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

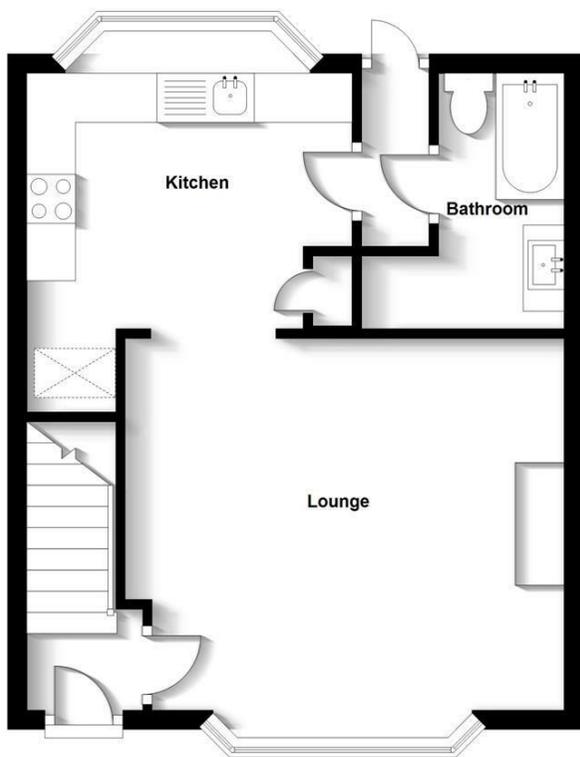


plan and (if applicable) are presented in good faith as a general guide and therefore must not be relied upon as statements or representations of fact and do not constitute part of an offer or contract. As the agent, we have not formally verified any availability or operation of services and/or appliances noted. Therefore, prospective tenant(s) are advised to validate all such information prior to expressing any formal intent to let. All

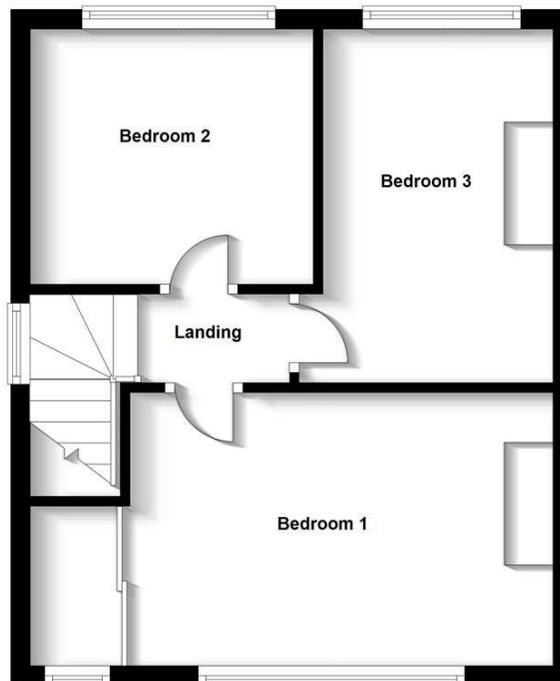
fixtures and fittings not mentioned are excluded from the tenancy. The property is let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters that may affect the legal title.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
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	75

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

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