



**Bilton Road, Rugby,
£1,500**



Bilton Road, Rugby,

Crowhurst Gale are very pleased to market for rent this spacious four bedroom detached house in the highly sought after Bilton Road of Rugby. Briefly comprising : Entrance Hall, Living Room, Dining Room, Kitchen, Utility Room, Cloakroom and Conservatory. To the first floor are four well proportioned bedrooms with an en-suite to the master bedroom and a family Bathroom. Externally there is a good sized rear garden, and front driveway and garage. Available beginning of February 2026 - Part Furnished.

Entrance Hall

Living Room

Kitchen

Utility Room

Cloakroom W/C

Dining Room

Conservatory

Stairs Rising To First Floor Landing

Master Bedroom

En-Suite To Master Bedroom



Bedroom Two

Bedroom Three

Bedroom Four

Family Bathroom

Enclosed Rear Garden

Driveway Parking And Garage

Disclaimer

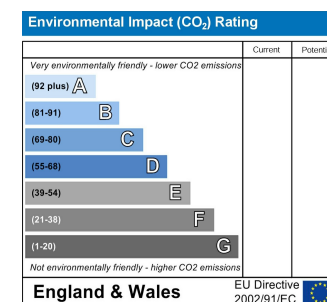
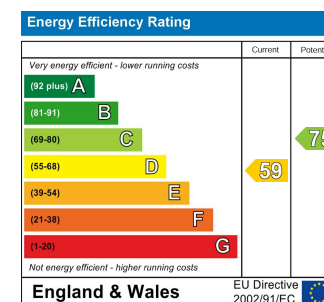
Tenancy: For a minimum period of 6 months on an Assured Shorthold Tenancy. References will be required prior to the tenancy application being accepted. Rent: £1500 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments • 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 o f t h e k e y (s) a n d o t h e r s e c u r i t y d e v i c e (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 b y t h e l a n d l o r d t h e r e m a y b e a n 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 b y c o n t a c t i n g u s d i r e c t l y . Crowhurst Gale Property Lettings are a member of Deposit Protection Service, a n i n s u r e d a n d c u s t o d i a l d e p o s i t p r o t e c t i o n 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.



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