



Bawnmore Road, Rugby, Warwickshire
£2,500



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Crowhurst Gale are very pleased to present to the market this beautifully presented detached property in the highly sought after Bawnmore Road of Bilton. The property is situated well for excellent local schooling and nearby Bilton Village offers a wide range of shops, stores and food outlets. This deceptively large family house has accommodation across two floors and has three bedrooms (the principal bedroom having en-suite and dressing area), a bathroom, an open plan Living/Dining/Kitchen, utility, sitting room and a large entrance vestibule to the ground floor. To the first floor there are three further well proportioned bedrooms and a family bathroom. Outside there is ample off road parking for several vehicles and a large rear garden which is mainly laid to lawn with a patio area. Available SOON - part or unfurnished.

Frontage

Block paved parking for several vehicles. The entrance to the property has a small storm porch and a double glazed door leading to:

Entrance Vestibule

Enter via a small inner porch into a light and spacious room with a double glazed bow window to the front aspect, tiled flooring, radiator, stairs leading to the second floor and doors leading to:

Sitting Room 16'3" x 12'10" (4.97 x 3.92)

Double glazed bow window to front aspect. Gas fire with marble surround and hearth. Wooden flooring. Radiator.

Open Plan Living/Kitchen/Dining Room

Kitchen 10'4" x 13'3" (3.17 x 4.04)

One and half sink and drainer with base unit under, further base, wall and drawer units. Wooden work surfaces. Gas and electric range cooker. Integral dishwasher. Double glazed window overlooking the rear garden.

Dining Area 11'3" x 11'5" (3.43 x 3.48)

Double glazed window to side aspect. Wooden flooring. Radiator.

Living Area 10'1" x 10'0" (3.08 x 3.06)

Double glazed window to rear and side aspects. Wooden flooring. Roof lantern. Double glazed windows to rear garden.



Utility Room 13'3" x 4'10" (4.05 x 1.48)

Gas combination boiler. Space for washing machine, tumble dryer and 'American' style fridge/freezer. Worktop surfaces. Double glazed door to rear garden.

Principal Bedroom Suite (Ground Floor) 12'11" x 12'10" (3.94 x 3.92)

Double glazed window to rear aspect. Radiator. Walk in wardrobe area(1.98 x 1.78), and door to:

En-Suite Shower Room 4'11" x 7'5" (1.51 x 2.27)

Shower enclosure with mains shower fitted. Wash hand basin and WC. Ceramic tiles to the floor and walls. Opaque double glazed window to rear aspect.

Bedroom Three (Ground Floor) 10'11" x 9'3" (3.35 x 2.83)

Double glazed window to side aspect. Radiator.

Bedroom Two 10'9" x 12'9" (3.30 x 3.89)

Double glazed bow window to front aspect. Radiator.

Ground Floor Bathroom 9'2" x 5'7" (2.81 x 1.72)

Opaque double glazed window to side aspect. Panelled bath with mains shower fitted over. Wash hand basin and WC. Radiator. Ceramic tiled flooring and walls.

First Floor Landing

Double glazed window to front aspect. Radiator. Storage cupboards. Door leading to:

Bedroom Four 17'0" x 12'10" (5.20 x 3.92)

Double glazed window and 'Velux' window to rear aspect. Radiator.

Bedroom Five 14'2" x 10'2" (4.33 x 3.11)

Double glazed window and 'Velux' window to rear aspect. Radiator.

Bedroom Six 19'3" x 7'4" (5.88 x 2.24)

Double glazed window and 'Velux' window to rear aspect. Radiator.

First Floor Bathroom 9'5" x 9'9" (2.89 x 2.98)

Four piece bathroom suite comprising of panelled bath, separate shower enclosure, wash hand basin and WC. Ceramic tiling. Double glazed window to rear aspect. Radiator.

Rear Garden

A good size rear garden which is mainly laid to lawn with various trees and shrubs. Garden shed. Paved patio area with access to the side of the property.

Tax Band

Tax Band: F

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: £2500 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, a n insured a n d 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.

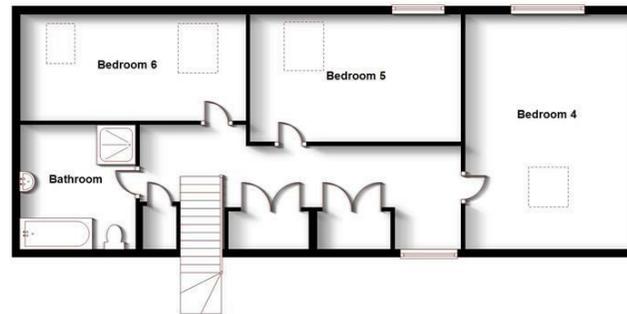
Therefore, prospective tenant(s) are advised to validate all such information prior to expressing any formal intent to let. All fixtures and fittings not mentioned are excluded from the tenancy. The property is let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning 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		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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