



**Windsor Street, Rugby, Warwickshire**  
**£950**

**crowhurst  
gale**  
**FOR SALE**  
01788 522266  
crowhurstgale.co.uk





# Windsor Street, Rugby, Warwickshire

Crowhurst Gale are pleased to present to the rental market this spacious mid terraced property conveniently situated for all local amenities to include local shops and stores, Rugby town centre and Rugby Railway Station. In brief the property comprises: entrance hall, lounge, kitchen/diner, bathroom, utility room and bedroom four to the ground floor. To the first floor there are three further bedrooms and a bathroom. The property also benefits from Upvc double glazing, gas central heating and a read courtyard garden. The property is offered unfurnished and is available NOW.

## Entrance Hall

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

## Lounge 13'0" into bay x 10'9" (3.98m into bay x 3.29m )

Upvc double glazed bay window to the front aspect, radiator. Feature gas fire.

## Kitchen/Diner 14'3" max x 10'8" (4.36m max x 3.27m )

Upvc double glazed door to the rear garden. A range of eye and base level cupboards with work top surfaces, inset one and a half stainless steel sink with drainer and mixer tap over. Wall mounted gas combi boiler. Space for 'Rangemaster' cooker with exposed brick work and oak beam above. Lime stone flooring with electric under floor heating. Access to under stairs storage.

## Inner Hallway

Doors to:

## Bathroom 7'1" x 6'5" (2.18m x 1.97m)

Upvc obscure double glazed window to the side aspect. A part tiled suite comprising: bath, vanity unit with inset wash hand basin, w.c. Heated towel rail.



**Utility Room 8'5" x 7'0" (2.58m x 2.14m)**

Upvc double glazed window to the side aspect. Space and plumbing for washing machine, space for tumble dryer. Work top surface. Radiator.

**Bedroom Four 10'0" x 9'9" (3.06m x 2.98m )**

Upvc double glazed window to the rear aspect, radiator.

**First Floor Landing**

Split level landing with access to the loft space. Doors to:

**Bedroom One 15'7" x 13'0" into bay (4.77m x 3.97m into bay)**

Upvc double glazed bay window to the front aspect, radiator.

**Bedroom Two 17'3" max x 9'11" (5.28m max x 3.04m )**

Upvc double glazed window to the rear aspect, radiator.

**Bedroom Three 9'11" x 10'9" (3.03m x 3.28m )**

Upvc double glazed window to the rear aspect, radiator. Feature cast iron fireplace.

**Bathroom 11'5" x 6'3" (3.49m x 1.91m )**

Two obscure double glazed windows to the side aspect. Suite comprising: Victorian roll top bath with mixer tap over and shower attachment. Low level w.c, wash hand basin with tiled splash back area. Heated towel rail.

**Rear Garden**

Enclosed low maintenance rear garden. Paved path with planting border. Raised wooden decked area. Access to the frontage via side gate.

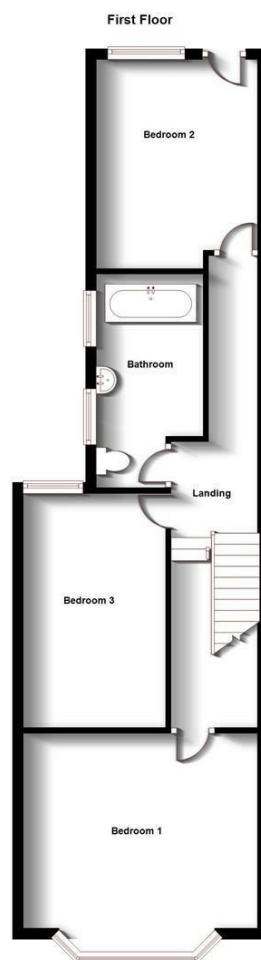
**Disclaimer**

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: £950 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.





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	79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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