



Bilton Road, Rugby, Warwickshire
£1,250



Bilton Road, Rugby, Warwickshire

Crowhurst Gale are very pleased to market for rent this lovely three bedroom semi-detached house in the highly sought after Bilton Road of Rugby. Briefly comprising : Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast, Three well proportioned bedrooms and a family Bathroom to the first floor. Outside there is a garden to the front and rear of the property, a garage and driveway for parking. Available NOW, Unfurnished.

Entrance Hall

The property is accessed from under a covered storm porch through a wooden front door, with leaded glass and leaded glazed windows either side, which opens into the entrance hall, with stairs rising to the first floor, a useful under stairs storage cupboard, and doors leading to the ground floor accommodation.

Sitting Room 14'2" into bay x 11'10" (4.32 into bay x 3.62)

The sitting room is located to the front aspect which benefits from a bay window, wood effect flooring and a gas fire with wooden surround and marble hearth, which provides a focal point to the room.

Dining Room 12'4" x 10'11" (3.78 x 3.33)

The dining room has a continuation of the wood effect flooring and is located to the rear of the property with a glazed door, with windows either side, providing views over and access to the rear garden.

Kitchen/Breakfast Room 17'7" x 6'11" min 8'0" max (5.36 x 2.11 min 2.45 max)

The kitchen/breakfast room, also located to the rear, benefits from dual aspect windows, with one to the side and the other to the rear, which overlooks the garden. The kitchen is fitted with a range of beech effect base and eye level units with a complementary worktop over. Fitted appliances include a range master style cooker, with integrated appliances including a dishwasher and fridge. There is also further space and plumbing for a washing machine and tumble dryer. A door to the side provides access to the outside.



First Floor Landing

The first floor landing has doors leading to the three bedrooms and family bathroom. Access to loft space.

Bedroom One 14'6" x 11'10" (4.42 x 3.63)

Double glazed window to the front aspect. Radiator.

Bedroom Two 12'5" x 11'0" (3.79 x 3.37)

Double glazed window to rear. Cupboard housing the gas central heating boiler.

Bedroom Three 6'11" x 8'11" (2.13 x 2.73)

Double glazed window to rear. Radiator.

Bathroom

The family bathroom is fully tiled and is fitted with a modern suite comprising of a low-level flush WC and wash hand basin inset into a vanity unit, with cupboard beneath, and a panelled bath with glass shower screen and shower over.

Outside

To the front of the property, there is a tarmacadam driveway which provides off-road parking for up to two vehicles and access to a wooden built single garage/workshop, with double opening doors and light and power connected. The front of the property is enclosed by a low level brick wall with hedging and has a fore garden laid to lawn with mature planting. Steps lead up to and provide access to the front door. The rear garden is fully enclosed by timber fencing and is mainly laid to lawn. There is a paved patio and a decked area to the side of the property which provide ideal spaces for seating and outdoor dining. A low level brick wall encloses the raised garden which is mainly laid to lawn with borders planted with a variety of shrubs, herbaceous plants and a tree to the rear.

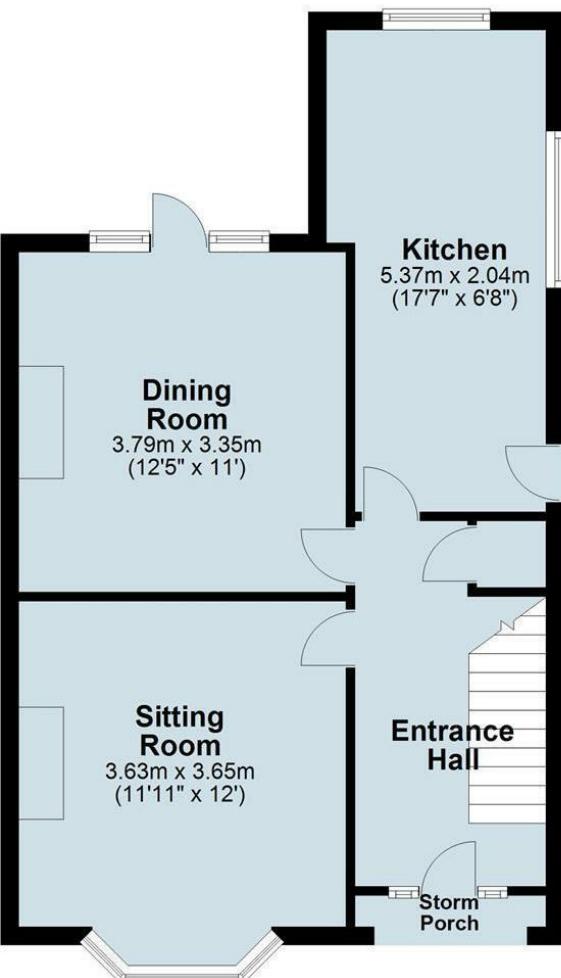
Disclaimer

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: £1250 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.

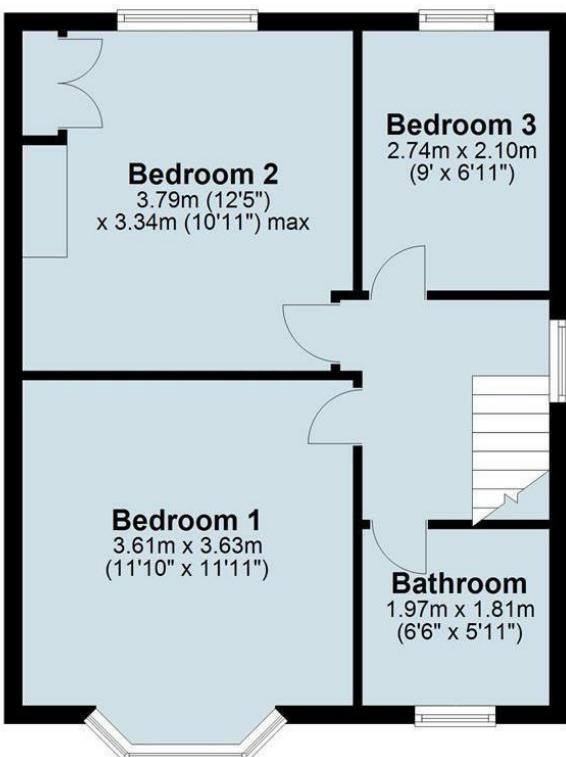




Ground Floor



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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

31 The Green, Bilton, Rugby, Warwickshire, CV22 7LZ
Tel: 01788 522 266
property@crowhurst-gale.co.uk
www.crowhurst-gale.co.uk