



**Staveley Way, Rugby, Warwickshire**  
**£1,800**



# Staveley Way, Rugby, Warwickshire

We are delighted to present this recently re-furbished and beautifully presented five bedroom extended detached property situated in a desirable location within close proximity to a range of local amenities, schooling for all ages, and a short distance to Rugby Train Station and all major road networks. In brief, the property comprises: Entrance porch, hallway, living room with feature fireplace, spacious dining room leading to a conservatory, re-fitted kitchen/breakfast room with a walk in pantry and Neff appliances to include; an oven/hob/extractor and warming drawer, washing machine, fridge/freezer and dishwasher. From the hallway there is a cloakroom and integral access to the garage. To the first floor there are five good sized bedrooms with the master having a re-fitted en-suite shower room, and family bathroom with jacuzzi bath. Externally the property has a good sized enclosed rear garden, and driveway parking for several vehicles to the front elevation. Further benefits include an additional single garage, gas central heating and double glazing. The property is available mid-January and is offered UNFURNISHED.

**Entrance Porch**

**Hallway**

**Ground Floor Cloak Room**

**Living Room 19'6" x 11'9" (into bay) (5.960 x 3.584 (into bay))**  
With Feature Fireplace

**Dining Room 19'3" x 10'11" (5.881 x 3.335)**

**Conservatory**

**Kitchen/Breakfast Room 16'4".134'6" x 11'3" (5.041 x 3.442)**

**Stairs Rising To First Floor Landing**

**Master Bedroom 15'0" x 12'0" (4.582 x 3.659)**

**En-Suite To Master Bedroom**



**Bedroom Two 13'4" x 11'5" (4.065 x 3.48)**

With Fitted Wardrobes

**Bedroom Three 16'9" x 8'3" (5.114 x 2.529)**

With Fitted Wardrobes

**Bedroom Four 17'10" x 7'5" (5.448 x 2.280)**

With Fitted Wardrobes

**Bedroom Five 9'10" x 7'2" (3.009 x 2.197)**

With Fitted Wardrobes

**Family Bathroom 7'11" x 7'5" (2.431 x 2.276)**

**Enclosed Rear Garden**

**Driveway Parking And Garages**

**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: £1800 per month exclusive of rates and outgoings. As well as paying the rent, you may also be required to make the following permitted payments

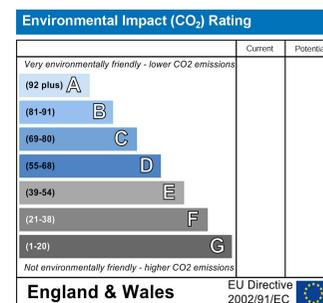
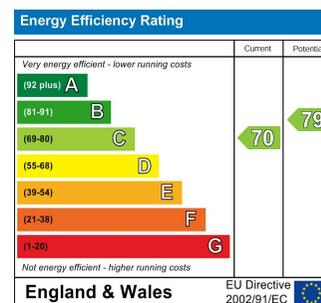
- Holding deposit: equivalent to one weeks rent
- Security deposit equivalent to 5 weeks rent (6 weeks if the annual rent is £50,000 or over)
- Utilities Default charges:
- Replacement keys and other security devices - charged at cost of the key(s) and other security device(s) replacement(s)
- Rent arrears - 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](http://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](http://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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