Sidney Road, Rugby, Warwickshire
£925 Per month

crowhurst gale

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Crowhurst Gale Property Lettings are delighted to offer to the rental market this spacious and well presented three bedroom detached property located in a popular and sought after residential location of Hillmorton, which is close to local amenities, school catchment for all ages, and within easy reach of Rugby town centre and railway station. In brief, the property comprises: Entrance hall with ground floor cloakroom W/C, spacious lounge and separate dining room, modern fitted kitchen / breakfast room with appliances to include a range style cooker, fridge / freezer, dishwasher, washing machine and tumble dryer. To the first floor there are two double bedrooms with built in wardrobes and a third single bedroom, and family bathroom W/C with shower over bath. Externally the property boasts a great sized enclosed rear garden and driveway parking. The property is available now and is offered on an unfurnished basis.

Entrance Hall
Entrance hall with tiled flooring and stairs rising to first floor landing

Cloakroom W/C
Ground floor cloakroom W/C

Dining Room 11'4" x 10'7" (3.47 x 3.25)
With original open fire place (Usage subject to safety checks) and built in storage cupboard

Lounge 20'8" x 11'8" (6.31 x 3.56)
Spacious lounge with patio doors leading to rear garden

Kitchen / Breakfast Room 17'8" x 8'9" (5.39 x 2.68)
Modern fitted kitchen / breakfast room with appliances to include: Range cooker and fridge / freezer

Stairs Rising To First Floor Landing

Bedroom One 11'10" x 10'7" (3.63 x 3.23)
Double bedroom with built in wardrobes

Bedroom Two 11'9" x 11'10" (3.60 x 3.61)
Double bedroom with built in wardrobes

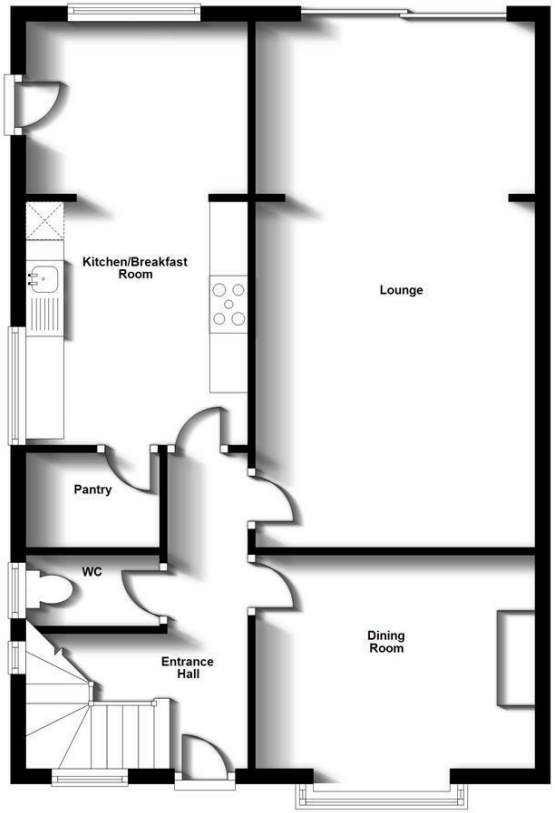
Bedroom Three 8'11" x 8'4" (2.72 x 2.56)
Single bedroom

Family Bathroom
Bathroom W/C with shower over bath

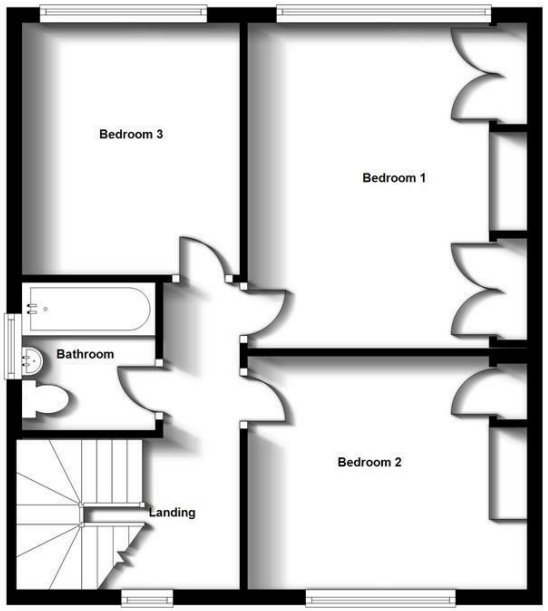
Enclosed Rear Garden
Great sized enclosed rear garden with outside storage

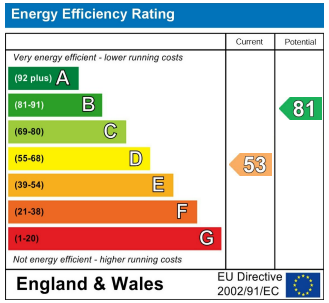
Disclaimer
Our fees and charges for your tenancy are: Administration fee(s):* First applicant (minimum age 18): £150.00 Each additional applicant: £100.00 Guarantor (if applicable): £50.00 Company application (if applicable): £250.00 * The administration fees are payable immediately on deciding to secure a property, this will hold the property whilst your application is processed, and include an employment, previous landlord/agent (if applicable), credit check and right to rent check. Additional fee(s):** Early re-let fee (if Landlord agrees): £120.00 Paying utilities from damage deposit (each): £25.00 Guarantor fee: £50.00 Permitted occupier fee: £25.00 Out of hours service (per hour – plus any associated costs): £30.00 Letter regarding rent arrears (per letter): £15.00 Serving a Section 8 Notice in a case of rent arrears: £25.00 Dishonoured cheques (per cheque): £25.00 Professional cleaning post tenancy (if required) per hour (minimum): £15.00 Tenancy Agreement fee: £50.00 Check out fee: £50.00 ** Tenancy agreement fee is for the preparation of the tenancy agreement and is payable prior to the signing of your tenancy agreement ** Check out fee is for the preparation of the checkout report which is deducted from the deposit upon severance of the tenancy. You will be required to pay one month's rent in advance and a damage deposit, the damage deposit is the equivalent of one month's rent plus £200.00 and this is due prior to the signing of your tenancy agreement: First month's rent (for example): £600.00 Damage deposit (equivalent to the first month's rent + £200.00): £800.00 Pet deposit (if applicable)***: £300.00 *** Whilst pets are not allowed in the majority of our properties, if permission is granted from the landlord, the additional amount shown will be payable with your damage deposit. All carpets are to be professionally cleaned at the end of the tenancy, and this amount will contribute to this service. NB. (The rent and deposit amounts are for example purposes only, whatever the actual rent is, the deposit amount will be the same plus £200.00 unless otherwise stated)

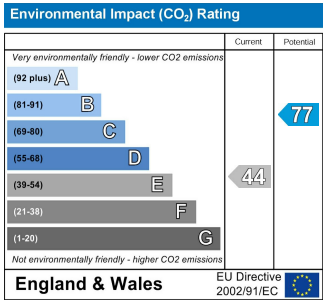
Ground Floor



First Floor







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