Wood Street, Rugby, Warwickshire
£750

crowhurst gale

Wood Street, Rugby, Warwickshire

A well presented two bedroom mid-terrace property located within walking distance to Rugby Town Centre and Train Station. There is also a wide range of local amenities within easy reach, and access to all major road networks is within a few minutes drive. In brief, the property comprises: Entrance, living room with under stairs storage, kitchen/dining room with appliances to include a free standing cooker and slimline dishwasher. A rear lobby has built in storage and leads to the ground floor bathroom with shower over bath. To the first floor there are two double bedrooms with an en-suite W/C to bedroom two. Externally there is a courtyard and additional gardens. Further benefits include gas central heating, double glazing and off-road parking. Available NOW on an unfurnished basis. Sorry, NO pets.

Entrance

Living Room With Under Stairs Storage 13'9" x 12'5" max (4.195 x 3.809 max)

Kitchen/Dining Room 16'5" x 7'7" (5.022 x 2.313)

Ground Floor Bathroom 8'7" x 7'10" (2.625 x 2.404)

Stairs Rising To First Floor Landing

Bedroom One 16'8" x 12'6" max (5.084 x 3.822 max)

Bedroom Two 13'0" 7'7" (3.986 2.331)

En-Suite W/C

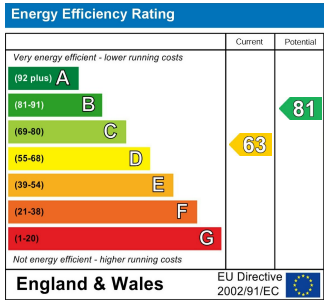
Courtyard And Additional Garden

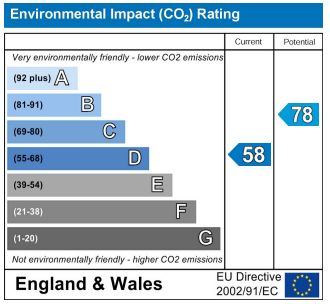
Off-Road Parking

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: £750 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.





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

crowhurst gale