Baker Street, Rugby,
£1,275 Per Month

crowhurst gale

Baker Street, Rugby,

AVAILABLE NOW This three-bedroom semi-detached house offers access to Rugby train station and the motorway network. This property has a welcoming hallway leading to the sitting room, kitchen, and cloakroom. The kitchen, positioned at the front, features a selection of base and wall-mounted units complemented by integrated appliances such as a dishwasher, washing machine, fridge/freezer, oven, and hob. Nestled at the rear, the sitting room offers an understairs storage cupboard and grants access to the private rear garden through double doors. The cloakroom hosts a low-level WC and wash hand basin. Ascending the stairs from the hallway leads to the first-floor landing, granting entry to the three bedrooms and family bathroom. The primary bedroom, located at the front has a built-in double wardrobe with sliding doors and an ensuite shower room furnished with a corner shower cubicle, low-level WC, and wash hand basin. Bedroom two enjoys a rear garden view, while bedroom three is also positioned at the rear. Outside, the property features an enclosed rear garden with a small patio area, an EV charger, and rear pedestrian access to two allocated parking spaces. AVAILABLE NOW

Ground Floor

Entrance Hall

WC

Kitchen 13'6" x 6'9" (4.14 x 2.08)

Living/ Dining room 16'4" x 14'4" (5.00 x 4.38)

First Floor

Bedroom 3 11'1" x 5'9" (3.40 x 1.76)

Bedroom 2 12'0" x 8'2" (3.66 x 2.51)

Bathroom 7'1" x 5'6" (2.18 x 1.69)

Primary Bedroom 12'0" x 10'8" (3.68 x 3.27)

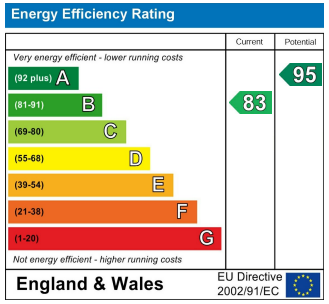
En-Suite 5'6" x 5'6" (1.70 x 1.70)

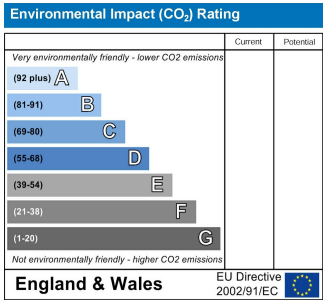
Local Authority
Rugby Borough Council

Tax Band
C

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: £1,275 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.





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