



**Troubridge Walk, Rugby,
£995**



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Crowhurst Gale Lettings are pleased to offer to the rental market this delightful three bedroom semi detached property situated in the sought after location of Bilton, being convenient for local shops, Bilton village, schooling for all ages, Sainsbury's superstore and Rugby town centre with its wide range of shops and amenities. The property benefits from gas central heating to radiators and double glazing with accommodation briefly comprising: Entrance hall, cloakroom WC with plumbing and space for a washing machine, living room, kitchen/dining room with appliances to include an oven/induction hob/extractor. To the first floor there are three well proportioned bedrooms and family bathroom. The property is accessed via pedestrian walkway, with lawn area to the front, mature borders and a paved pathway leading to the front door. Enclosed rear garden with paved patio area, steps leading down to service road providing access to a single GARAGE. Available towards the end of July. Unfurnished.

Entrance Hallway

Cloakroom WC

Living Room 15'11" x 9'8" (4.868 x 2.953)

Kitchen/Dining Room 15'10" x 8'6" (4.847 x 2.592)

Stairs Rising To First Floor Landing

Bedroom One 12'11" x 9'4" (3.955 x 2.865)

Bedroom Two 12'11" x 7'10" (3.949 x 2.397)

Bedroom Three 9'11" x 7'10" (3.032 x 2.391)

Bathroom 6'1" x 6'0" (1.862 x 1.850)

Enclosed Rear Garden



Single Garage

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: £995 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 o f t h e k e y (s) a n d o t h e r s e c u r i t y d e v i c e (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 b y t h e l a n d l o r d t h e r e m a y b e a n 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 b y c o n t a c t i n g u s d i r e c t l y . Crowhurst Gale Property Lettings are a member of Deposit Protection Service, a n i n s u r e d a n d c u s t o d i a l d e p o s i t p r o t e c t i o n 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.



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		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC

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