Lincoln Drive, Rugby, Warwickshire
£1,200

crowhurst gale

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We are delighted to offer to the rental market this new build property in the popular Houlton Development. The Kennett, built by David Wilson is a three bedroom three story town house. In brief, the property comprises: Entrance hall with cloakroom W/C, bay fronted living room with storage cupboard, modern kitchen/dining room with built in oven/hob/extractor, and plumbing and space for a dishwasher, washing machine and fridge freezer – French doors lead out to the garden. To the first floor there are two double bedrooms and family bathroom with shower over bath. The second floor has the wonderfully spacious master bedroom which spreads across the entire second floor, there are built in wardrobes and en-suite shower room, large Velux windows have fantastic views towards the canal. Externally the property boasts an enclosed rear garden, and driveway parking to the front of the property for two vehicles. The property is available NOW and is unfurnished.

Entrance Hall

Cloakroom W/C

Living Room 16'4" x 11'9" (into bay) (4.988 x 3.603 (into bay))
Storage Cupboard

Kitchen/Dining Room 15'5" x 10'4" (4.723 x 3.175)

Stairs Rising To First Floor Landing

Bedroom Two 13'6" x 8'7" (4.138 x 2.640)

Bedroom Three 11'11" x 8'8" (3.656 x 2.654)

Bathroom 8'0" x 6'6" (2.461 x 2.000)

Stairs Rising To Second Floor

Master Bedroom 20'2" x 11'4" (6.148 x 3.457)
Fitted Wardrobes

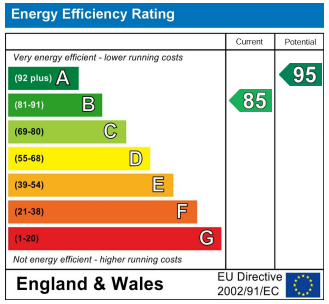
En-Suite Shower Room

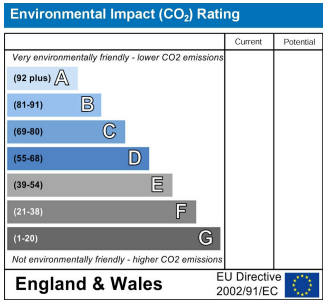
Two Car Parking Spaces

Enclosed Rear Garden

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: £1200 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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