Viaduct Close, Rugby, Warwickshire
£825

crowhurst gale

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We are delighted to offer to the rental market this well presented three bedroom semi-detached property located in a popular residential location close to local amenities, and within easy reach of Rugby town center and railway station. In brief, the property comprises: Entrance hallway, cloakroom W/C, living/dining room with feature fireplace, kitchen/breakfast room with french doors leading to the enclosed rear garden, and appliances to include an oven/hob/extractor, washing machine and fridge freezer. To the first floor there are two double bedrooms with en-suite to the master, and a further single bedroom and family bathroom with shower over bath. Externally the enclosed rear garden is split level with mature shrubs and borders. The property further benefits from a single garage and driveway parking. The property is offered furnished and is available at the beginning of February. An UN-furnished option could be available. Sorry, not pets or smokers.

Entrance Hallway

Cloakroom W/C

Living/Dining Room 17'7" x 14'5" (5.376 x 4.402)

Kitchen/Breakfast Room 14'6" x 8'11" (4.433 x 2.732)

Stairs Rising To First Floor Landing

Master Bedroom 11'8" x 8'4" (3.557 x 2.556)

En-Suite To Master Bedroom

Bedroom Two 10'3" x 8'1" (3.148 x 2.484)

Bedroom Three 8'8" x 5'9" (2.662 x 1.756)

Family Bathroom

Enclosed Rear Garden

Single Garage And Driveway Parking

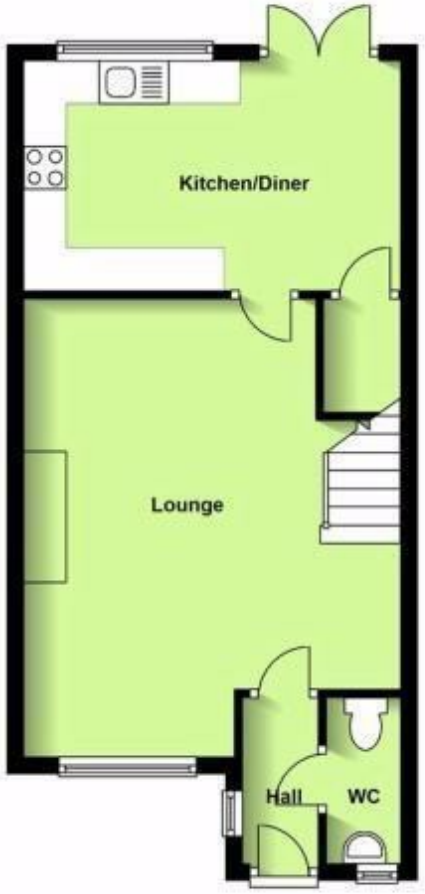
Disclaimer

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: £825 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.

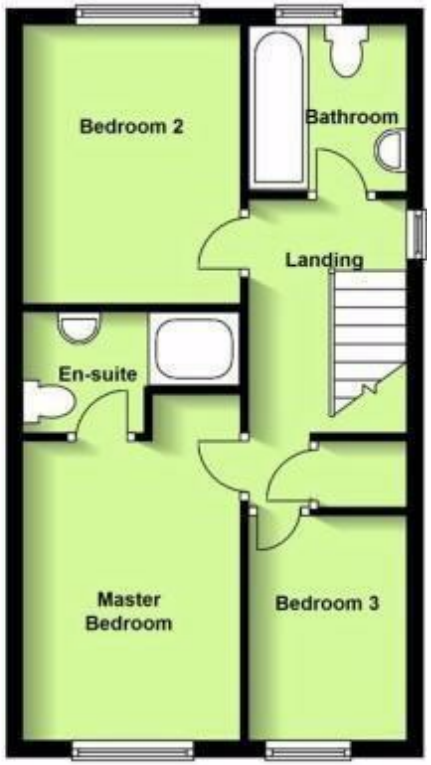
Ground Floor

Approx. 38.5 sq. metres (414.1 sq. feet)

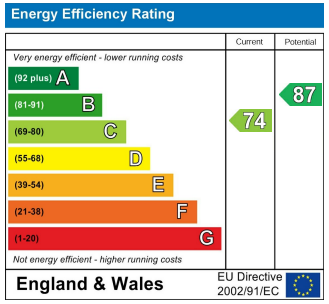


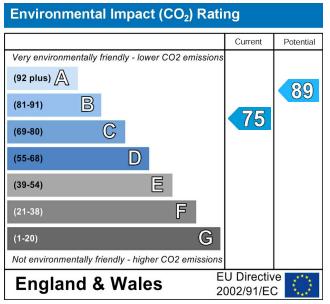
First Floor

Approx. 37.9 sq. metres (407.6 sq. feet)



Total area: approx. 76.3 sq. metres (821.7 sq. feet)





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