



Hillmorton Road, Rugby, Warwickshire
£1,150



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We are delighted to offer to the rental market this extended four bedroom detached property located in the sought after location of Hillmorton, which offers a range of local amenities and schooling, and is within easy reach of Rugby town centre, train station and all major road networks. In brief, the property comprises: Entrance/Hallway, living room, dining and conservatory area, ground floor wet-room, and kitchen with appliances to include, oven/hob, fridge/freezer, washing machine, tumble dryer and dishwasher. To the first floor there are three double bedrooms and one single, the master bedroom has an en-suite bathroom with bath and separate shower, and a family bathroom with shower over bath. Externally the property has large front and rear gardens, and drive way parking for several vehicles. Further benefits include double glazing and gas central heating. Available NOW - Sorry NO pets or smokers. Please note, the garage is NOT included.

Entrance/Hallway

Living Room 14'6" x 12'5" max (into bay) (4.444 x 3.796 max (into bay))

Dining Area 12'5" x 11'5" (3.802 x 3.504)

Conservatory Area 11'0" x 7'10" (3.375 x 2.391)

Kitchen 17'7" x 6'7" (5.363 x 2.018)

Ground Floor Wet-Room 8'11" x 5'4" (2.732 x 1.629)

Stairs Rising To First Floor Landing

Master Bedroom 16'4" x 10'0" (4.990 x 3.059)

With wardrobes and beds

Bedroom Two 14'10" x 9'7" max (into bay) (4.533 x 2.930 max (into bay))

With beds and wardrobes



Bedroom Three 12'5" x 10'4" (3.804 x 3.164)

With beds

Bedroom Four 8'0" x 6'11" (2.445 x 2.129)

Family Bathroom 6'8" x 6'1" (2.037 x 1.870)

Front And Rear Gardens

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: £1150 per month exclusive of rates and outgoing. 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:

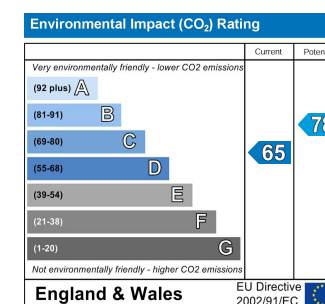
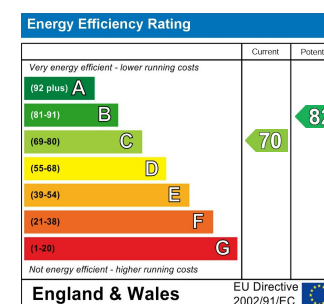
- Notation of contract (where a tenancy is ended in place of another one following a change of tenant) - £50
- Variation of contract (for example, change of rent date) - £50
- Change of sharer - £50 per tenant
- Surrender of tenancy - tenant liable to pay the rent for the whole period (within reason) 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

