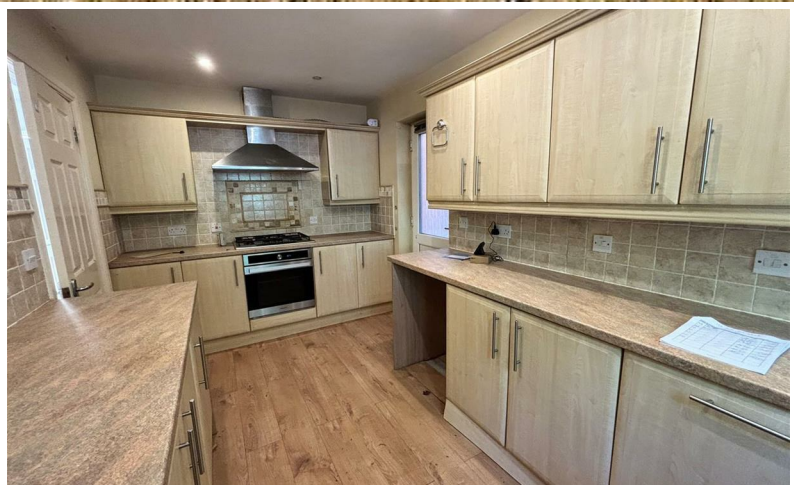




GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£1,350

132 Heath Road, Bedworth, CV12 0BH

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Hallway

Laminate flooring hallway with radiator leads from the front door into:

Kitchen

14'4" x 7'10" (4.37 x 2.41)
Tiled kitchen with electric oven, gas hob, extractor fan, integrated fridge and dishwasher. Sink with mixer tap under the window over looking the driveway. Rear door leading to side access to the garden

Downstairs WC

With toilet, wall mounted sink, radiator and small frosted glazed window

Dining Room

14'5" x 9'11" (4.41 x 3.04)
Continued laminate flooring from the hallway. With single pendant light, radiator and double sliding doors leading into the garden

Lounge

15'9" x 14'0" (4.82 x 4.29)
Continued laminate flooring, single ceiling light pendant, wall lights, feature fire place and double doors leading out onto the garden

Bedroom One

11'6" x 9'11" (3.51 x 3.04)
Carpeted main bedroom with fitted wardrobes, window the the rear elevation and door leading into the En-suite

En-Suite

Tiled en-suite with shower cubical, sink, WC, radiator and obscure window to the side

Bedroom Two

13'10" x 11'6" (4.24 x 3.52)
Spacious second bedroom with laminate flooring, build in double wardrobes and desk. Pendant light fitting and window to the front elevation

Bedroom Three

15'3" x 9'11" (4.65 x 3.04)
Laminate flooring bedroom with built in single wardrobe, single light fitting and window the the rear elevation

Bedroom Four

14'7" x 7'10" (4.47 x 2.39)
Third double bedroom with build in single wardrobe and corner desk. Laminate flooring, single light pendant and two windows to the front elevation

Bathroom

Lino flooring, free standing shower cubical with mixer tap shower, bath with hot and cold taps, sink, WC and obscure window.

Outside

Property benefits from a double garage, drive way for several cars and side access to the garden.
The garden is is be laid with lawn but this is to be done once the tenant moves into the property as it will need to be watered.

Diocese Owned

This Property is owned by the Diocese of Coventry and is expected to house a Minister at some time in the future. It is not always possible to determine exactly when the house may be required and therefore there is no guarantee that it will be available for longer than the advertised fixed term.

It may transpire that the property remains available for longer than the advertised term however it is important that you understand at this stage that this is by no means guaranteed. The rental value does take into account this element of uncertainty.

By signing the Tenancy Agreement you are confirming that you understand and accept these terms.

VIEWING:
By arrangement with the Agents

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit (one weeks rent) and complete a credit referencing application. Prior to taking occupation of the property you will be required to pay a deposit of five weeks rent and the first months rent in advance (minus the holding deposit).

Directions

