



GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS



£1,300 Per month

14 St. Austell Road, Coventry, CV2 5AE



# 14 St. Austell Road, Coventry, CV2 5AE

Located in Wyken is this well-presented Detached Four Bedroom property available to rent. The property briefly comprises: entrance hall, three reception rooms, kitchen, utility, ground floor w.c., family bathroom and a shower room, with a good size rear garden, off road parking and a garage.

Please be advised that the length of tenancy cannot be determined at this time. Please refer to the 'Agent Notes' section for further information on this.

## The property comprises in further detail:

The detached property is approached via a Link-Detached Garage, driveway and a pathway leading to an open canopy with a main entrance door opening to:

### Entrance Hall

Ceiling light point, stairs leading to the First Floor Accommodation, radiator, wood-effect flooring, with door to storage cupboard and additional doors to:

### Study

11'10" x 11'10" (3.63 x 3.63)  
Window to front aspect, ceiling light point, radiator, built-in bookcase with storage below and door to understairs storage cupboard.

### Living Room

17'10" x 11'10" (5.45 x 3.63)  
Large living room with windows to the front side aspects, two ceiling light points, two radiators, feature electric fire place with brick surround and slate hearth, wood-effect flooring and opening to:

### Dining Room

11'10" x 10'4" (3.63 x 3.17)  
Window to rear aspect, ceiling light point, radiator and wood-effect flooring with door leading to Entrance Hall.

### Ground Floor W.C.

High-level obscured window to rear aspect, ceiling light point, low-level flush w.c., pedestal wash hand basin and wood-effect flooring.

### Kitchen

11'10" x 29'10" (3.63 x 9.11)  
Window to rear aspect, two ceiling light points, radiator, wood-effect flooring and fitted kitchen comprising of: range of wall, drawer and base units with work surfaces over, inset one bowl sink with mixer tap and drainer, space for gas cooker, with cooker hood over, undercounter space and plumbing for dishwasher, with access to a cupboard and door to:

### Utility Room (Irregular Shaped)

Window and door to rear aspect opening to rear garden, one ceiling light point, radiator, tiled flooring, fitted base units with work surface over with inset one bowl sink with mixer tap and drainer, space and plumbing for washing machine, space for standing fridge/freezer, and wall-mounted gas boiler, with additional doors leading to the garage and driveway.

### First Floor Accommodation

The first floor is accessed via the Entrance Hall, with a turning staircase leading to:

### Landing

Window to side aspect, two ceiling light points, loft hatch, door to overstairs cupboard, and further doors to:

### Bedroom One

14'8" x 11'10" (4.49 x 3.63)  
Windows to front and side aspects, two ceiling light points, range of built-in wardrobes and a radiator.

### Bedroom Two

14'8" x 11'10" (4.49 x 3.63)  
Windows to rear and side aspects, one ceiling light point and radiator.

### Bedroom Three

11'10" x 11'10" (3.63 x 3.63)  
Window to front aspect, ceiling light point, radiator and built-in wardrobes.

### Bedroom Four

9'10" x 11'10" (3.01 x 3.63)  
Window to rear aspect, ceiling light point and a radiator.

### Family Bathroom

Obscured window to rear aspect, ceiling light point, heated towel rail, wood-effect flooring and a suite comprising: low-level flush w.c., wash hand basin encased in a vanity with mixer tap, paneled bath with shower over and glass screen.

### Shower Room

Obscured window to rear aspect, ceiling light point, heated towel rail and enclosed shower cubicle with wall-mounted shower.

### Outside

### Rear Garden

The rear garden is accessed via the utility room, garage or side gate with a path with steps down leading to a good size garden largely laid with lawn, with a paved seating area.

### Garage

Accessible via the Utility Room, rear garden or from the driveway.

### Agent Notes:

1. Please be advised that this property is owned by the Diocese of Coventry, and it is possible that it may be required to house a minister of religion in the future. It is not always possible to determine exactly when the house may be required for this purpose. Should the Diocese of Coventry require occupancy of the property, two months notice will be served to the tenants in situ. The rental value of the property takes this into consideration. By signing the Tenancy Agreement, the tenant accepts this position.
2. Council Tax: The property is located within Coventry City Council with a tax band: D
3. The property is located within close proximity of Church of the Holy Cross, Wyken.

Please be advised that this information has been provided to Godfrey-Payton by the Landlord. Godfrey-Payton confirm that they have not checked the legal documentation to verify the status of the property or any information provided about the property, and therefore advise any interested party to confirm the same prior to submitting a rental application.

### Viewings

By arrangement with the Agent Godfrey-Payton.

## 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

