



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£1,275 Per month

10 Rossendale Way, Nuneaton, CV10 7NS

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The house features three inviting bedrooms, with the potential to convert a study into a fourth downstairs bedroom, catering to the needs of a growing family or those requiring extra space.

In summary, this detached house on Rossendale Way is a wonderful opportunity for anyone seeking a spacious and versatile family home in Nuneaton. With its generous living areas, potential for additional bedrooms, and a delightful garden.

Entrance Hallway

Double glazed opaque window, vinyl flooring, radiator and doors leading to the lounge and the WC.

Lounge

16'1 x 14'3 (4.91m x 4.37m)
Double glazed window to the front elevation, Two radiators, laminate flooring, electric fire with feature surround, French doors leading into the kitchen diner, under stair storage cupboard and stairs leading to the first floor.

Kitchen Diner

4.91m x 3.61m
Laminate flooring, double glazed window to rear elevation. Double glazed patio door to rear garden, double paneled radiator, fitted base and wall units, tiling to splash back areas, double oven and hob, space for appliances, stainless steel sink and door to bedroom study.

Study

2.42m x 3.61m
Laminate flooring, double glazed window to rear aspect and radiator, this room could also be used as a fourth bedroom

Bedroom One

4.14m x 2.62m
Wooden flooring, radiator, fitted wardrobes and double glazed window to the front elevation.

Bedroom Two

2.60m x 3.62m
Wooden flooring, radiator and double glazed window to rear elevation.

Bedroom Three

2.28m x 3.62m
Wooden flooring, radiator and double glazed window to rear elevation.

External

Large driveway with parking for multiple cars, garage with light and sockets and also houses the boiler.

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

