



GODFREY-PAYTON  
CHARTERED SURVEYORS



## LETTINGS



£1,400 Per month

10 Monks Close, Cawston, Rugby, CV22 7FP

# 10 Monks Close, Cawston, Rugby, CV22 7FP

## Entrance Hallway

Leading in from the front door is a large entrance hallway with wooden flooring leading into a WC with toilet and sink. The onto

## Lounge

21'7" x 11'11" (6.58 x 3.65)

Spacious lounge featuring newly fitted carpets, a front-facing window, and patio doors opening onto the garden. The room benefits from a central gas feature fireplace and three gas central heating radiators, creating a comfortable and inviting living space.

## Study

11'2" x 9'2" (3.41 x 2.80)

Carpeted room with window to the front elevation, central heating radiator and shelving

## Kitchen Diner

19'5" x 9'10" (5.93 x 3.01)

A spacious kitchen/dining area featuring a tiled floor, an extensive range of wall and base units offering excellent storage, and attractive open shelving. The kitchen is fitted with a sink and mixer tap, gas hob, electric oven, and extractor hood. A window overlooking the rear garden, access into the conservatory and a back door fills the room with natural light.

## Conservatory

13'10" x 11'4" (4.24 x 3.47)

A wonderful addition to the property, providing valuable extra living space. Featuring a tiled floor, ceiling light with fan, and double doors opening onto the rear garden, this bright and versatile room is perfect as a sitting area, dining space, playroom, or home office, while offering a seamless connection between the home and garden.

## Master Bedroom

12'1" x 10'3" (3.70 x 3.14)

Carpeted master bedroom with double fitted wardrobes and window to the front elevation

## En-suite

En-suite bathroom with wooden flooring comprises of sink vanity unit, WC and shower cubical

## Bedroom Two

11'11" x 11'5" (3.65 x 3.48)

Carpeted second bedroom with fitted single wardrobe with window to the rear elevation

## En-Suite

En-suite with wooden flooring, free standing sink, WC and shower cubical

## Bedroom Three

12'2" x 9'4" (3.71 x 2.85)

Carpeted third bedroom with fitted wardrobes and window to the front elevation

## Bedroom Four

9'1" x 7'9" (2.77 x 2.37)

Carpeted fourth bedroom with fitted wardrobe and window to the rear elevation

## Bathroom

Family bathroom with wooden flooring with bath, shower attached to taps, free standing sink and WC. Obscure window to the rear elevation

## Outside

Enclosed garden lawn and patio area with gate for access to the garage and tandem parking spaces

## 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

