



GODFREY-PAYTON
CHARTERED SURVEYORS

**AVAILABLE TO LET UNFURNISHED ON AN ASSURED SHORTHOLD
TENANCY FOR AN INITIAL PERIOD OF SIX MONTHS**

18 HOSKYNS CLOSE, RUGBY, CV21 4LA



**A FOUR BEDROOM, DETACHED HOUSE IN THIS POPULAR RESIDENTIAL
AREA IN RUGBY**

RENT: £1,300 PER CALENDAR MONTH

www.godfrey-payton.co.uk

25 High Street, Warwick CV34 4BB

rightmove



RICS



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The four bedroom detached property benefits from two reception rooms, study, garden and garage and accommodation briefly comprises as follows:

GROUND FLOOR:

Entrance Hall	via front entrance door, storage cupboard, wall mounted radiator
Study	double glazed window to front aspect, wall mounted radiator, built-in book case, desk
Living Room	double glazed window, wall mounted radiator patio doors to garden
Dining Room	double glazed window, wall mounted radiator
Kitchen	range of units, cooker, pantry cupboard, dishwasher
Utility Room	space for washing machine, space for fridge/freezer, sink, wall mounted radiator
Cloakroom	low level WC, wash hand basin

FIRST FLOOR:

Landing	airing cupboard with hot water cylinder, wall mounted radiator
Bedroom One	double glazed window, wall mounted radiator, built-in wardrobes
Bedroom Two	double glazed window, wall mounted radiator, built-in wardrobes
Bedroom Three	double glazed window, wall mounted radiator, wash hand basin
Bedroom Four	double glazed window, wall mounted radiator, built-in cupboard
Bathroom	bath with shower over, wash hand basin, part tiled walls
Separate WC	with low level WC

EXTERNALLY

Rear Garden	with gated access
Garage	offering off-street parking

GENERAL REMARKS & STIPULATIONS

SERVICES

Mains water, gas and electricity available.

COUNCIL TAX

We understand that the property is in Band **F** for Council Tax Purposes

TERMS

The letting to be on an Assured Shorthold Tenancy for a initial period of six months.

DEPOSIT

A Holding Deposit of **one week's** rent will be required prior to satisfactory references being sought for the tenancy and IF application is successful this will contribute towards the first month's rent due.

Tenancy Deposit Upon the granting of a tenancy, **five weeks' rent** in advance will be required to be held for use against any damage to the property or failure to meet the terms of the agreement. The deposit will be placed in a non-interest bearing account. Godfrey-Payton is a member of the Tenancy Deposit Scheme and an explanatory leaflet will be given to the tenant together with all other necessary information.

PAYMENTS WHICH MAY BE INCURRED DURING THE TENANCY (TO AGENT)

Changes to tenancy agreement - **£50**

Payment of interest for any late payment of rent at a rate of **3%**

Loss of keys/security devices - **£75**

Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy

RESPONSIBILITIES

TENANT: Internal decorations and minor repairs, garden maintenance, lighting, heating, water and telephone.

LANDLORD: Repair of main structure and external painting, insurance of the building (but **NOT** the contents).

REGULATED BY RICS

APPLICATIONS

Applications will be via Godfrey-Payton following an internal inspection of the property by the prospective tenant and satisfactory references being obtained

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. Two months notice will be served when the property needs to be recovered.

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.

EPC RATING – TBC

VIEWING

By arrangement with the Agents.

GODFREY-PAYTON
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