



GODFREY-PAYTON  
CHARTERED SURVEYORS



LETTINGS



£1,500 Per month

50 Amelia Crescent, Coventry, CV3 1NA

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\*\*\*6 MONTH TERM ONLY\*\*\*  
Four bedroom detached house in the popular Copsewood Estate, Coventry, including:  
- Entrance Hall  
- Living Room  
- Dining Kitchen  
- Utility  
- Ground Floor W.C.  
- Rear Garden  
- Integral Garage  
- Off Road Parking

## Living Room

17'2" x 12'5" (5.25 x 3.81)  
Carpeted with bay window to the front elevation, leading onto

## Kitchen Diner

19'1" x 13'10" (5.84 x 4.24)  
Spacious kitchen dinner with tiled flooring, one half bowl sink and mixer tap, double over, integrated fridge/freezer, 6 ring gas hob and space for a dishwasher. Double patio doors leading out to the garden.

## Utility

Space for washing machine and dryer, cupboard space and boiler. Also has a downstairs WC and access to the garden.

## Master Bedroom

12'5" x 12'2" (3.81 x 3.72)  
Carpeted with window to the front elevation, mirrored double built in wardrobe and ensure with shower, WC, vanity unit and new towel rail

## Bedroom Two

10'4" x 9'2" (3.17 x 2.80)  
Carpeted with window to the rear elevation and built in mirrored wardrobe

## Bedroom Three

9'6" x 8'8" (2.92 x 2.65)  
Carpeted with window to the front elevation and built in mirrored wardrobe

## Bedroom Four

8'9" x 8'5" (2.67 x 2.57)  
Carpeted with window to the rear elevation and built in mirrored wardrobe

## Family Bathroom

Bath with shower over, shower curtain, WC, wash hand basin with mirror above and obscure window to rear elevation

## External

Garage and driveway for two cars to the front of the property and a garden with patio and laid to lawn at the rear.

## 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

