



GODFREY-PAYTON
CHARTERED SURVEYORS



LETTINGS



£1,300 Per month

65 Hurst Road, Longford, Coventry, CV6 6EL

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Four Bedroom house with Garage and Large Driveway

Porch and Entrance Hallway

UPVC door leads into a entrance porch with wooden flooring, single light fitting and coat hooks.

Continued wooden flooring hallway leads into:

Study

12'5" x 11'11" (3.79 x 3.64)
Carpeted study with built in storage, single light fitting and windows to front and side elevation

Lounge

29'7" x 12'5" (9.04 x 3.81)
Large living room with Parquet flooring, feature fire place, ceiling light fittings, sliding doors leading into the garden and multipul windows to the rear and side elevation

Kitchen

16'8" x 9'9" (5.10 x 2.99)
Kitchen with lino flooring, wall and floor units in a 'L' shape formation with space for oven and dishwasher. Oven extractor fan, chrome sink with mixer tap and window to the rear elevation

Utility

Tiled floor leads to a utility with space for a washing machine and dryer, additional sink with hot and cold tap and side entrance door into the garage.

Bedroom One

13'4" x 12'5" (4.08 x 3.79)
Carpeted master bedroom with built in wardrobe, ceiling light and window to the front elevation

Bedroom Two

15'11" x 10'8" (4.86 x 3.26)
Carpeted second bedroom with built in wardrobe single light fitting and window to the rear elevation

Shower Room

Additional shower room with shower cubical with electric shower, WC, heated towel rail and vanity unit with sink.

Bedroom Three

13'11" x 9'11" (4.25 x 3.03)
Carpeted bedroom with build in wardrobe, single light fitting and window to the rear elevation

Bedroom Four

9'8" x 8'3" (2.97 x 2.54)
Carpeted bedroom with build in wardrobe, single light fitting and window to the rear elevation

Bathroom

Lino flooring bathroom. Bath and shower over and glass shower screen, WC and sink with storage space underneath

Outside Space

Large driveway for several cars, access to the garage with up and over door. Side gate leading into the garden with patio area and mature garden.

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

