



www.jacksongrundy.com

Deane Road, Hillmorton, Rugby, Warwickshire, CV21 4NZ

£1,250 - Monthly Semi-Detached

3 1 2



Department: Lettings

Unfurnished

Jackson Grundy Estate Agents - Daventry Lettings
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 301931
Email Us daventrylettings@jacksongrundy.co.uk





Property Summary

A traditional three bedroom semi detached family home.

Lettings Information

Available From: 17 January 2025

Let Type: Long term

Features & Utilities

- ✓ Traditional Family Home
- ✓ Three Bedrooms
- ✓ Separate Reception Rooms
- ✓ Fitted Kitchen
- ✓ Bathroom with Shower
- ✓ Off Road Parking
- ✓ Gas Radiator Heating
- ✓ Rear Garden

Property Overview

A traditional three bedroom semi detached family home which is located within the poplar area of Hillmorton. The accommodation in brief comprises entrance porch, entrance hall, living room, separate dining room, fitted kitchen, to the first floor there are three good sized bedrooms and a family bathroom. Further benefits include, gas fired radiator heating, double glazing, front and rear gardens and off road parking. EPC Rating: C. Council Tax Band: C

ENTRANCE PORCH

ENTRANCE HALL (15'06 x 5'05 max)

LIVING ROOM (12'11 x 11'07)

DINING ROOM (11'11 max x 10'02)

KITCHEN (12'02 x 6'08)

BEDROOM ONE (12'10 x 11'05)

BEDROOM TWO (11'05 x 19'11 max)

BEDROOM THREE (8'9 x 5'09)

BATHROOM (6'10 max x 5'07)

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Landlord(s).

FEE DETAILS

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading

information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

AGENTS NOTES

i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of the property as were apparent at the time they were taken iv Any areas, measurements, distances or illustrations are approximate for reference only v We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains

Sewage Supply – Mains

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – Ask Agent

EV Car Charge Point – No

Primary Heating Type – Gas

Parking – Driveway

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent



Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

www.jacksongrundy.com

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

Jackson Grundy Estate Agents - Daventry Lettings
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 301931
Email Us daventrylettings@jacksongrundy.co.uk

