



EDWARD KNIGHT
ESTATE AGENTS

BROOKSIDE, STRETTON ON DUNSMORE, RUGBY, CV23 9NH

£1,100 PCM – FEES APPLY





A refurbished two bedroom end terrace house located in the picturesque and sought after village of Stretton On Dunsmore, which is well served by a wide range of local amenities including a primary school and offers easy commuter access to the A45. The accommodation briefly comprises: entrance lobby, lounge, kitchen diner, two bedrooms and a bathroom. The property further benefits from gas fired central heating, uPVC double glazing and off road parking for two cars. Available mid November. Unfurnished. Energy rating D.

LOCATION

Stretton-on-Dunsmore is a charming and historic Warwickshire village, ideally situated just off the A45 (London Road) and the B4455 (Fosse Way), offering excellent road connectivity while retaining the peaceful character of a rural community. The village enjoys a prime central location with easy access to nearby towns including Leamington Spa, Rugby, and Coventry, as well as neighbouring villages such as Ryton-on-Dunsmore, Princethorpe, Frankton, Bourton-on-Dunsmore, and Wolston.

Rich in community spirit and local heritage, Stretton-on-Dunsmore boasts a wide range of everyday amenities and services. These include a popular public house, The Oak and Black Dog, a well-regarded doctors' surgery and dispensary, and a convenience store providing essential groceries and provisions. The village is also home to the beautiful Stretton Parish Church, which forms the heart of the local community.

Families are exceptionally well catered for with Knightlow Primary School, rated 'Outstanding' by Ofsted, offering pre-school and after-school clubs, alongside a dedicated nursery for younger children. The village hall is a vibrant hub for social and recreational activities, hosting events, playgroups, Cubs and Scouts, local theatre groups, and a range of community-led



initiatives that foster strong local engagement.

In terms of public transport, Stretton-on-Dunsmore benefits from a regular and reliable bus service, with a conveniently located stop just a short distance from the property. This provides excellent connections to Leamington Spa, Rugby, and Coventry, making the village an ideal choice for commuters and families alike.

Offering the perfect blend of country charm, excellent amenities, top-tier education, and strong transport links, Stretton-on-Dunsmore is a highly desirable location for those seeking a well-connected village lifestyle in the heart of Warwickshire.

LOUNGE

12' 11" x 10' 1" (3.94m x 3.07m)

KITCHEN DINER

17' 7" x 12' 1" (5.36m x 3.68m)

BEDROOM ONE

12' 11" x 10' 1" (3.94m x 3.07m)

BEDROOM TWO

12' 11" x 10' 4" (3.94m x 3.15m)

BATHROOM

7' 11" x 5' 4" (2.41m x 1.63m)



FEES PAYABLE BY TENANTS

Holding Deposit: equivalent to 1 weeks rent will be taken prior to references being applied for.

Tenancy Deposit: equivalent to 5 weeks rent (6 weeks if the annual rent is over £50,000 or over).

Rent: one months rent is payable when you sign the tenancy agreement.

Utilities: gas, water, electric, council tax, telephone, broadband etc and the television licence.

Additional Permitted Fees:

Interest charged on late rent payments: 3% above the current rate of interest as set by the Bank of England on the day the rent became due.

Changes to the tenancy agreement: if the tenant requests a change to the tenancy agreement (e.g add/removal of a tenant), a fee of £50 inc VAT is payable.

Loss of keys/security device: if the tenant requires replacement keys/fobs due to not having the keys provided to them at the start of the tenancy agreement, the cost of replacement will be paid by the tenant. If the keys have been lost and therefore there is a potential security risk, the tenant will pay the costs of the lock being changed.

Early termination: if the tenant requests an early termination of the tenancy either during the fixed term or in lieu of the correct notice in a statutory periodic (rolling) tenancy, the tenant will pay for any reasonable loss to the landlord/agent for the termination of the tenancy agreement.

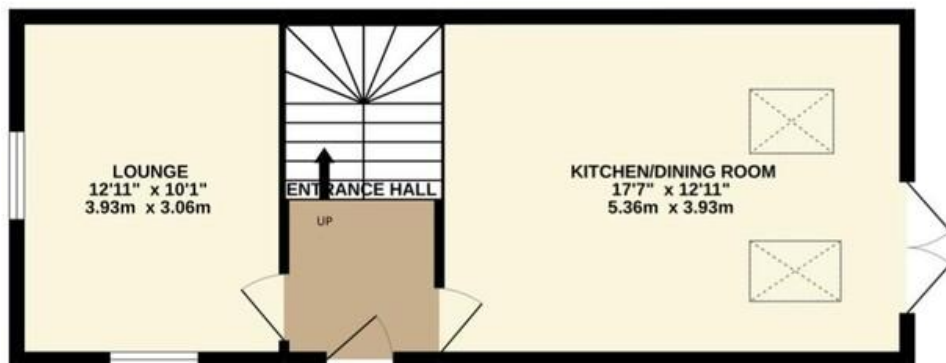
Company Application Fee (where the tenancy is taken in the name of a company): £500 plus VAT (plus check-out fee of £100 plus VAT)

Please visit our website for full details of our referencing criteria and fees.
www.edwardknight.co.uk

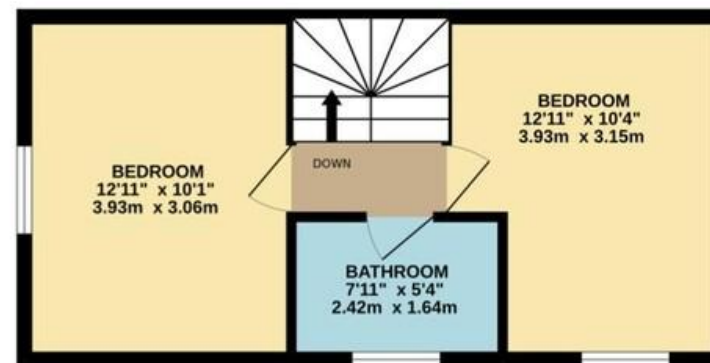
Edward Knight Estate Agents are members of the Property Ombudsman redress scheme and have client money protection with Client Money Protect (CMP).



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

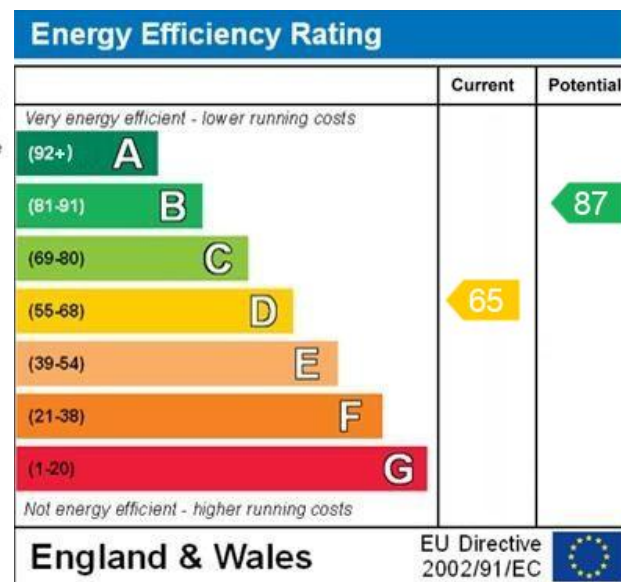


1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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