



**Cumbria Close,
Coventry, CV1 3PG**
Rent: £1,075 PCM

AVAILABLE FROM: 05/09/2024



- Popular Location
- Close to City Centre & Retail Park
- 2 Bedrooms
- Conservatory - Offering Extended Living Space
- Off-Street Parking
- Enclosed Rear Garden

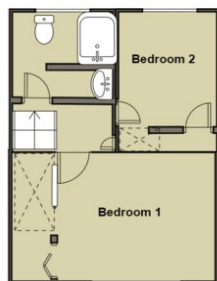
Location: Along Holyhead Road from the City Centre, take the 3rd left before the bridge onto Northumberland Road. Turn right onto Waverley Road and turn left into Cumbria Close.

**Paul
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Homes**

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Floorplan



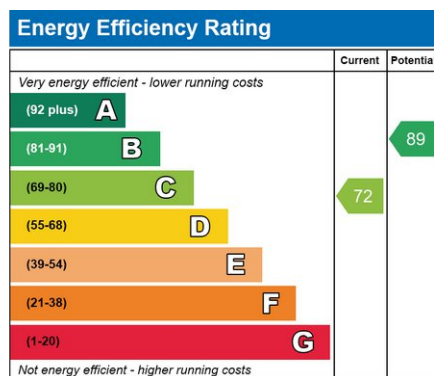
Floorplan is for general guidance only and is NOT to scale. Position of doors, windows, fixtures and furnishings is approximate.

Offered un-furnished the property is situated just a short distance from the City Centre and local shops and amenities including the Alvis Retail Park.

Benefitting from Gas Central Heating and Double Glazing the property also offers off-street parking and enclosed rear garden.

In brief the property comprises of Hall, Lounge/Diner, Conservatory, Kitchen, 2 Bedrooms and Bathroom with shower over bath.

EPC



Entrance Hall	with laminate flooring, cloaks area and central heating radiator
Kitchen	2.39 x 2.57 - (7'10" x 8'5") with laminate flooring and comprehensive range of base and wall units with inset sink, ceramic hob, built under oven and Upvc double glazed window
Lounge	5.18 x 3.58 - (17'0" x 11'9") with laminate flooring, central heating radiator, stairs to first floor and sliding patio doors to conservatory
Conservatory	4.44 x 2.90 - (14'7" x 9'6") with tiled flooring, focal point fireplace and double doors to the rear garden
Bedroom 1	3.23 x 2.59 - (10'7" x 8'6") with laminate flooring, Upvc double glazed window, central heating radiator and large built-in wardrobe
Bedroom 2	1.96 x 3.48 - (6'5" x 11'5") with laminate flooring, Upvc double glazed window, central heating radiator and built-in wardrobe
Bathroom	with laminate flooring, white suite comprising of panelled bath with mixer shower over, low level WC and pedestal wash basin, Upvc double glazed window and heated towel rail
Outside	provides enclosed rear garden mostly laid to lawn with small patio area, off-street parking and small front garden with storage cupboard

RENT: £1,075 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: 05/09/2024	RENTAL TERM: Long Term
SECURITY DEPOSIT: £1240.38	HOLDING DEPOSIT: £248.07 *
COUNCIL TAX BAND: B	EPC RATING: C

*Holding deposit will form part of the first rent due on move-in. Holding deposit is not refundable for unsuccessful application or application withdrawal.

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