



**Eastcotes,
Coventry, CV4 9AW**

Rent: £1045 PCM

AVAILABLE FROM: 1st October



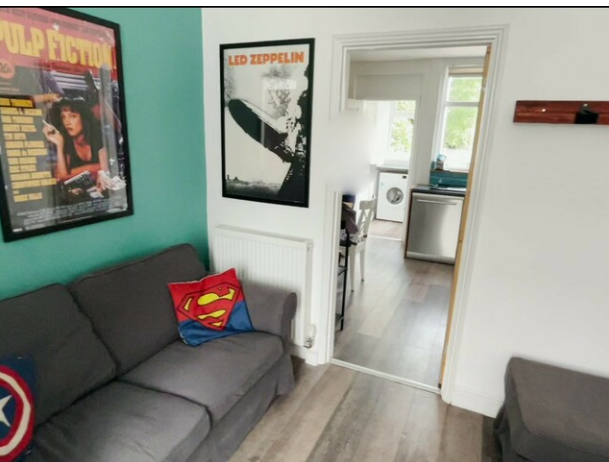
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- 2 Bedroom Terraced Property
- Offered Fully Furnished
- Good Transport Links For A45, Birmingham & Motorway Network
- Ideally Located For Several Large Employers In The Area
- Local Shops, Amenities & Public Transport Links 2 Minute Walk Away
- Fitted Kitchen/Diner with Downstairs WC & Utility Area
- Rear Garden With Lovely Decked Area

Location: From the A45 turn left onto Tile Hill Lane towards Tile Hill Village. Take the 1st left turn onto Eastcotes & the property is located approximately 500 yards down on the left-hand side.

**Paul
Chillingsworth
Homes**

Email: enquiries@covagent.co.uk

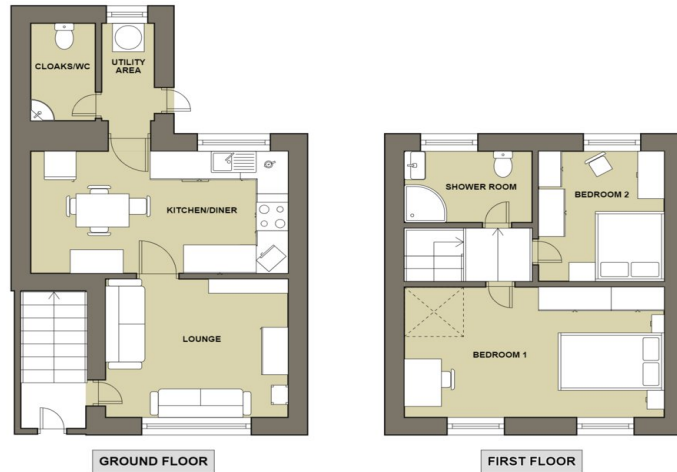
Call **02476 258492**

Website: www.covagent.co.uk



Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



This very well-presented 2 Bedroom terraced property is offered fully furnished, and comprises of uPVC entrance door with stairs to the 1st floor. There is a good sized lounge, large kitchen/diner, 2 good sized bedrooms and a modern shower room to the 1st floor.

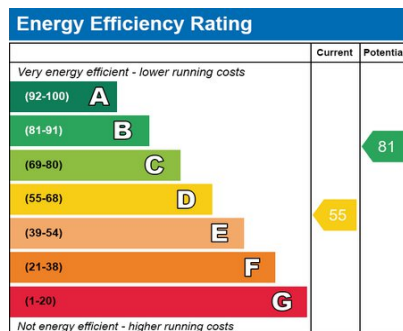
The property benefits from Gas Central heating, fully equipped Large Kitchen/Diner with downstairs cloakroom/wc, low maintenance private rear garden with garden furniture included and ample on street parking.

For those looking for a ready made home then this is an ideal property for you.

Entrance	With central heating radiator, stairs to first floor
Lounge	4.11 x 3.35 - (13'6" x 11'0") With upvc double glazed bay window with floor length curtains, central heating radiator, solid wood flooring, 3-seater sofa, tv unit and DVD shelf unit
Kitchen/Diner	4.57 x 3.45 - (15'0" x 11'4") Fully fitted kitchen with range of base and wall units, tiled splashback, built in electric oven, gas 4 ring hob, cooker hood, tall fridge freezer, dishwasher, tumble dryer, extendable dining table with 4 chairs, shelving unit, understairs cupboard housing utility meters. Leading to rear garden access, utility area housing washing machine.
Ground Floor Cloaks/WC	With wash basin, low level WC and ladder style towel rail/radiator
Bedroom 1	4.27 x 3.35 - (14'0" x 11'0") Double bedroom with solid wood flooring, 2 upvc double glazed windows with floor length curtains and central heating radiator. Double bed, desk, chair, 3 door wardrobe and 3 x matching drawer units
Bedroom 2	3.20 x 2.59 - (10'6" x 8'6") Double bedroom with upvc double glazed window with full length curtains and central heating radiator. Solid wood flooring, small double bed, built in storage cupboard, large 6 drawer chest with matching 3 door wardrobe and bedside table.
Shower Room	Enclosed shower with twin, adjustable and rain shower heads, wash basin and low level wc. Part tiled walls, ladder style towel rail/radiator.
Outside	Walled, paved garden to the front and large garden to the rear. Comprising of decked area with bistro set, paved path between neatly lawned sections with raised beds leading to paved patio area with garden table and chairs, shed and rear pedestrian access.

RENT: £1045 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: 1st October 2023	RENTAL TERM: Long Term
SECURITY DEPOSIT: £1205.76	HOLDING DEPOSIT: £241.15 *
COUNCIL TAX BAND: A	EPC RATING: D

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



EPC

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