



**Adare Drive,  
Coventry, CV3 6AD**

**Rent: £950 PCM**

AVAILABLE FROM: 24th August 2023



2



1



1



- Ground Floor Location
- Offered Part -Furnished
- 2 Good Sized Bedrooms
- Large Lounge with Full Size Picture Window
- Modern Fitted Kitchen with Appliances
- Shower Room
- Ample Storage
- Communal Gardens
- Off Street Parking Available

**Location:** Along Warwick Road, left by the Memorial Park onto Leamington Road, 1st left into Humphrey Burtons Road, 1st left into Asthill Grove and then left into Adare Drive.

**Paul  
Chillingsworth  
Homes**

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)

Call **02476 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)



## Floorplan

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



Offered Part -Furnished this property is located across the road from the popular Memorial Park and just a short walk from the City Centre and Train Station.

Providing ample accommodation throughout the property comprises of Lounge with large A rated UPVC Double glazed picture window overlooking the well maintained communal gardens, Modern Fitted Kitchen with Appliances, Modern Shower Room and 2 Good sized bedrooms with built in storage.

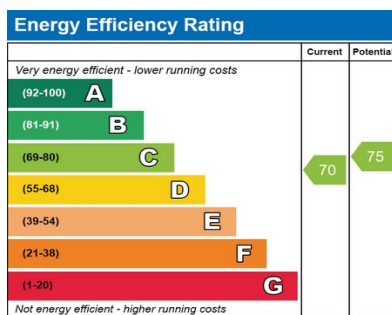
The property also benefits from security entry-phone system, uPVC double glazing, gas central heating, off street parking and large store cupboard in the communal hallway.

<b>Hallway</b>	Communal hallway - with large store cupboard. Inner Hallway - entryphone security system, arched cloakroom recess area and store cupboard with mirrored front of door
<b>Lounge</b>	3.45 x 5.28 - (11'4" x 17'4") with feature fireplace, sofa, armchair, coffee table, TV unit, dining table and chairs, A rated uPVC double glazed picture window overlooking the gardens and central heating radiator
<b>Kitchen</b>	3.00 x 3.00 - (9'10" x 9'10") with a range of floor and wall cupboards and drawers, roll edge work top, gas hob, chimney cooker hood, eye level electric oven, fridge, freezer and washing machine
<b>Bedroom 1</b>	3.48 x 3.43 - (11'5" x 11'3") with built in mirror door wardrobes, double bed, dressing table and drawer unit, central heating radiator and uPVC double glazed window.
<b>Bedroom 2</b>	3.05 x 2.51 - (10'0" x 8'3") with built in cupboard, single bed, central heating radiator and uPVC double glazed window.
<b>Shower Room</b>	with corner shower cubicle, pedestal wash basin, low level WC, mirrored wall cabinet, cupboard and heated towel rail.

<b>RENT: £950 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: 18/08/2023</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £1096.15</b>	<b>HOLDING DEPOSIT: £219.23 *</b>
<b>COUNCIL TAX BAND: C</b>	<b>EPC RATING: C</b>

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

**EPC**



Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)

Call **024 76 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)

Correspondence address: Friars House,  
Manor House Drive, Coventry CV1 2TE

**Paul  
Chillingsworth  
Homes**