



**£1,075** PCM

Lythalls Lane, Coventry, CV6 6FG

Terraced House | 3 Bedrooms | 1 Bathroom

**Benburys**  
SALES AND LETTINGS

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[www.benburys.co.uk](http://www.benburys.co.uk)





# Step Inside

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## Key Features

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- UPSTAIRS BATHROOM
- ON ROAD PARKING
- GAS CENTRAL HEATING
- CLOSE TO MOTORWAY NETWORKS

## Property Description

AVAILABLE AUGUST 2024 **\*\*THREE BEDROOMS\*\*** **TWO RECEPTION ROOMS\*\*** **UPSTAIRS BATHROOM\*\*** **GAS CENTRAL HEATING\*\*** Benburys are pleased to present this spacious three bedroom house. The property briefly comprises of two reception room, spacious fitted kitchen. Family bathroom upstairs with shower over the bath and three bedrooms. The property benefits from gas central heating and double glazing. Small rear garden and on road parking. Close to motorway networks and local amenities. Holding deposit of £248 to secure the property.

## Main Particulars

**DESCRIPTION** AVAILABLE AUGUST 2024 **\*\*THREE BEDROOMS\*\*** **TWO RECEPTION ROOMS\*\***

**UPSTAIRS BATHROOM\*\*** **GAS CENTRAL HEATING\*\*** Benburys are pleased to present this spacious three bedroom house. The property briefly comprises of two reception room, spacious fitted kitchen. Family bathroom upstairs with shower over the bath and three bedrooms. The property benefits from gas central heating and double glazing. Small rear garden and on road parking. Close to motorway networks and local amenities.

Holding deposit of £252 to secure the property.

**FRONT OF PROPERTY** Wooden gate and small paved garden. Wooden door leading into front lounge

**RECEPTION ROOM ONE 11' 5" x 11' 11" (3.491m x 3.651m)** Double glazed window to front aspect, single central heating radiator, laminate flooring and door leading to rear reception room

**RECEPTION ROOM TWO 11' 10" x 12' 0" (3.629m x 3.666m)** Double glazed window to rear aspect, single central heating radiator, door leading to kitchen and stairs

**KITCHEN 19' 4" x 7' 1" (5.903m x 2.175m)** Fitted with range of matching base units and wall cupboards incorporating drawers, inset single drainer stainless steel sink unit, roll top work surfaces with complimentary tiling to splash backs, space for cooker & washing machine. Single central heating radiator. double glazed window to side aspect and wood door leading to rear garden. Cupboard housing the combination boiler.

**BEDROOM ONE 11' 5" x 12' 0" (3.482m x 3.664m)** Double glazed window to front aspect, double central heating radiator. built in storage cupboard and loft hatch

**BEDROOM TWO 8' 10" x 6' 11" (2.717m x 2.129m)** Double glazed window to rear aspect, single central heating radiator

**BEDROOM THREE 11' 10" x 7' 2" (3.629m x 2.195m)** Double glazed window to rear aspect, double central heating radiator

**BATHROOM 7' 10" x 4' 8" (2.392m x 1.446m)** White bathroom suite with panel bath & shower over the bath. Wall tiled to splash back areas, central heating radiator and lino flooring.

**REAR GARDEN** Small paved rear garden with side gate

## **TENANT FEES** TENANT FEES SCHEDULE

### Holding Deposit (per tenancy)

One week's rent. This is to reserve a property and will be offset against the first month's rent. Please

Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

NB, if the Landlord backs away from the agreement at any time before the Tenancy Start Date, all fees will be refunded in full back to the Tenant.

### Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

### Security Deposit (per tenancy. Rent of £50,000 per year)

Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

### Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

### Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

### Variation of Contract (Tenants Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

### Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

### Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please note all the above fees are inclusive of VAT

Client Money Protection (CMP) Benburys is part of the National Federation of Property Professionals Client Protection Scheme [www.propertymark.co.uk](http://www.propertymark.co.uk)

Independent Redress Provided by: TPOs (The Property Ombudsman) [www.tpos.co.uk](http://www.tpos.co.uk)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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