

# Paul Chillingsworth Homes

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📍 23 Warwick Row,  
Coventry CV1 1EY



**John Grace Street, Cheylesmore, CV3 5GZ**

**Rent £750  
Deposit £860**

A THREE bedroomed part furnished home within easy reach of the City, close to Parkside and ideal for JLR. Property comprises of hall, large through lounge, modern fitted kitchen, bathroom, front and good sized rear garden, central heating and double glazing. Close to local shops and nearby bus routes.

**AVAILABLE FROM EARLY DECEMBER**

**TO Rent**



**The accommodation comprises:**

<b>Hall</b>	With laminate flooring, central heating radiator and uPVC double glazed front door.
<b>Lounge</b>	10'4 X 21'5 with stone effect fireplace, uPVC double glazed bay window, 2 Central heating radiators. Small sofa and corner cupboard
<b>L shape dining Kitchen</b>	15'8 X 16'5 overall <b>Kitchen area.</b> Range of base and wall units, gas cooker, washing machine and fridge freezer. <b>Dining area</b> Wall units and side cabinets, central heating radiator and uPVC double glazed window.
<b>First floor</b>	Landing with access to loft
<b>Bedroom 1</b>	9' X 11'9 into uPVC double glazed bay window, central heating radiator and open wardrobe unit
<b>Bedroom 2</b>	9'8 X 10' switch uPVC double glazed window, central heating radiator, pine bed base, no mattress, double wardrobe.
<b>Bedroom 3</b>	7' X 6'10 with central heating radiator and uPVC double glazed window.
<b>Bathroom</b>	Bath over bath electric shower, wash basin and low level wc. Central heating radiator and uPVC double glazed window and half tiled walls.
<b>Outside</b>	Enclosed rear garden.

**GENERAL INFORMATION**

**Council Tax Band      A**  
**EPC Rating                C**

**To reserve a property**, a completed application form and holding deposit equivalent to one weeks rent must be submitted to our office, it is our policy to process only one application at a time.

Application Forms: Pick one up from our office or contact us with your email address and we will send an online form for you to complete. By applying for one of our properties you are confirming that you accept our agency terms and conditions, a copy of which can be provided on request

**To move in:** 1 month's rent in advance is required, minus the initial holding deposit plus a security deposit of 5 weeks rent, which will be held and returned at the end of the tenancy subject to any dilapidations or rent arrears.

N.B All rents exclude Council Tax, Water Rates and utilities

**Thinking of  
Selling or Renting  
your home?**

**Call Paul on 02476 258492**

