

Paul Chillingsworth Homes

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📍 23 Warwick Row,
Coventry CV1 1EY



34 Hexworthy Ave, Styvechale Grange, Coventry, CV3 6LT

Rent £595 pcm
Deposit £680
Available – Mid December

Superbly located in Styvechale Grange, this 2 Bedroom first floor Unfurnished flat is situated on the south side of the City close to local shops and amenities and within the catchment area of Finham Park School

Briefly the property comprises of Hall, Lounge, Fitted Kitchen, 2 Good Sized Bedrooms and Bathroom and benefits from uPVC Double Glazing, Gas Central Heating and On Street Parking.

AVAILABLE FROM - MID DECEMBER

Location: Along Leamington Rd, right into Dewsbury Ave, 2nd left into Hexworthy Ave. The flat is above the hair salon and accessed at the rear

To Rent



Stairs	To a 1st floor balcony and door to No 34
Hall	With central heating radiator, boiler cupboard, further airing/store cupboard
Lounge	13'7 x 14'9 with uPVC sealed unit double glazed window, central heating radiator and double doors to:
Fitted Kitchen	13'7 x 6'1 with range of beech style base and wall units with roll edge worktops. Plumbing for washing machine, central heating radiator, uPVC sealed unit double glazed window and fitted electric cooker.
Bedroom 1	9'6 x 14'7 with uPVC sealed unit double glazed window and central heating radiator.
Bedroom 2	7' x 14'7 with fitted cupboard, central heating radiator and uPVC sealed unit double glazed window.
Bathroom	With modern white suite comprising bath with electric shower over, wash basin and low level WC. Full height tiling, central heating radiator and uPVC sealed unit double glazed window.

GENERAL INFORMATION

Council Tax Band: B

EPC Rating: D

To reserve a property: A holding deposit of £130, equivalent to one weeks rent, must be submitted to our office. Until such time as the monies have been received in full the property will continue to be marketed. You must also complete and return an application form which can be obtained by email for online completion. Please note it is our policy to process only one application at a time so it is strictly first come first served and 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, minus the initial holding deposit and a security deposit of 5 weeks rent is required, the deposit 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

