



5 Somerset Place, Cawston, Rugby, CV22 7RJ

Asking Price £1,300.00 p.c.m.



Modern Three Storey Three Bedroom Mid Terrace Property
uPVC Double Glazed & Gas Centrally Heated
Spacious Lounge/Dining Room
Fitted Kitchen
Two Bedrooms and Fitted Bathroom to First Floor
Second Floor Bedroom and En Suite Shower Room
Allocated Parking and Garage to Front of Property
Unfurnished
Available June 2026

Accommodation Comprising

uPVC double glazed door into:

Hall

Stairs off to the first floor. Electric fuse box. Coving to ceiling. Two central heating radiators. uPVC double glazed window to the front. Door to:

Kitchen

10'2 (3.05 M) approx. x 6'3 (1.83 M) approx.

Fitted with ample wall and base units with roll top work surfaces over. Integrated gas hob with extractor fan and oven below. Space for fridge/freezer. Space and plumbing for automatic washing machine. Tiled splashbacks. Fitted unit housing combi boiler. uPVC double glazed window to the front.

Lounge/Dining Room

17'2 (5.18 M) approx. x 12'11 (3.66 M) max.

uPVC double glazed doors to the rear. Two uPVC double glazed windows. Central heating radiator. Coving to ceiling. TV and telephone points.

First Floor

Landing

Doors to Bathroom and Bedrooms 2 and 3. Door to storage cupboard. Stairs off to the Second floor.

Bedroom 2

9'7 (2.74 M) approx. x 8'9 (2.44 M) approx.

uPVC double glazed window to the front. Double central heating radiator with thermostat control. Bedroom furniture comprising of Double wardrobe. Airing cupboard housing hot water cylinder.

Bedroom 3

10'1 (3.05 M) approx. x 6'9 (1.83 M) approx.

uPVC double glazed window to the rear. Double central heating radiator with thermostat control.

Bathroom

6'4 (1.83 M) approx. x 6'4 (1.83 M) approx.

Fitted bathroom suite comprising of panelled bath with shower attachment over. Dual flush wc and pedestal wash hand basin. Tiled splashbacks. Double central heating radiator with thermostat control. Extractor fan.

Second Floor

Velux window to rear. Door to:



Bedroom 1

13' (3.96 M) into Alcoves x 14'1 (4.27 M) to max.

uPVC double glazed window to the front. Double central heating radiator with thermostat control. TV and telephone points. Two built in double wardrobes with hanging rail and shelf. Door to:



En Suite

5'9 (1.52 M) approx. 6'9 (1.83 M) approx.

Fitted suite comprising of enclosed Shower cubicle, pedestal wash hand basin and dual flush wc. Tiled splashbacks.



Exterior

Gardens

Front - Allocated parking space and Garage. Rear - Block paved Patio area then Laid to lawn. Enclosed by timber fencing. Shrub and flower borders. Rear pedestrian access.

Agents Notes

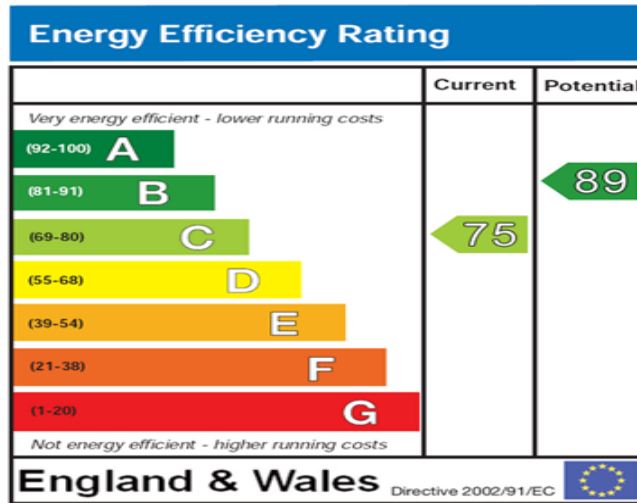
Directions - leave city centre via main ring road out onto London Road. Continue over numerous roundabouts following B4110 then A45/M1 for approximately ten minutes. Take the ramp to Princethorpe/B4453/Long Lawford - Rugby A4071. Slight left to stay on A4071. At roundabout take 2nd exit, next roundabout again 2nd exit. Third roundabout take 1st exit onto Whitefriars Drive where you will locate property on the left identified by our To Let sign.

COUNCIL TAX BAND D £2446.51



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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.