



**Hawkes Mill Lane,  
Coventry, CV5 9FN**

**Rent: £895 PCM**

AVAILABLE FROM: **Now**



1



1



1

- 1 Bedroom House
- Semi-Rural Location
- Easy Access to A45, City Centre & Motorway Network
- Off Street Parking
- Gardens
- Part-Furnished

**Location:** Along Holyhead Road, at the island take the last exit into Coundon Wedge Drive, left into Wall Hill Road, which becomes Hawkes Mill Lane, bear right at the Browns Lane junction and the property is on your right hand side just after the bend.



**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



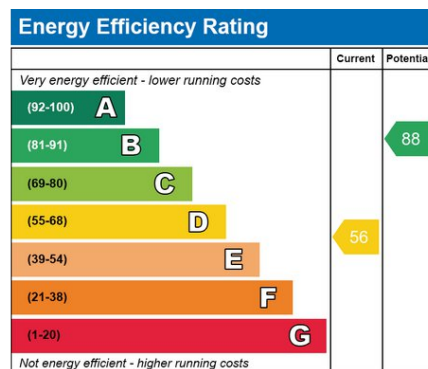
Offered part furnished the property provides ample accommodation for a single occupier or couple and benefits from Off Street Parking, Gas Central Heating and Gardens.

Located within easy access of the A45 and Motorway network there is also a bus stop across the road providing regular public transport to the City Centre.

Neutrally decorated and well presented throughout the property comprises of Living Area with Feature Fireplace, Kitchen, Stairs & Landing, Large Double Bedroom and Good Size Shower Room.

To request a viewing email your enquiry to us by clicking on the email/contact agent button within the advert or complete the contact form on our website.

**EPC**



|                    |                                                                                                                                                                                                        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Living Room</b> | 4.88 x 3.66 - (16'0" x 12'0") with laminate flooring, feature fireplace with gas fire, central heating radiator and double glazed window.                                                              |
| <b>Kitchen</b>     | 2.57 x 2.62 - (8'5" x 8'7") with laminate flooring, range of beech effect floor and wall units with roll edge worktops, under stairs storage, gas cooker and fridge freezer.                           |
| <b>First Floor</b> | carpeted with stairs from the lounge to the first floor landing.                                                                                                                                       |
| <b>Bedroom</b>     | 4.88 x 3.66 - (16'0" x 12'0") carpeted with central heating radiator, 2 double glazed windows, built in cupboard, 2 and 3 door wardrobes with matching bedside cabinet and 5 drawer chest with mirror. |
| <b>Shower Room</b> | with tiled floor, central heating radiator, double glazed window, built in cupboard, pedestal wash basin, low level WC and full width walk in shower.                                                  |
| <b>Outside</b>     | with off street parking space for 1 car, front paved and pebbled garden and further garden area to north end of cottage block with garden shed.                                                        |
|                    |                                                                                                                                                                                                        |

|                                   |                                   |
|-----------------------------------|-----------------------------------|
| <b>RENT: £795 pcm</b>             | <b>BILLS NOT INCLUDED</b>         |
| <b>AVAILABLE FROM: 08/02/2024</b> | <b>RENTAL TERM: Long Term</b>     |
| <b>SECURITY DEPOSIT: £917.30</b>  | <b>HOLDING DEPOSIT: £183.46 *</b> |
| <b>COUNCIL TAX BAND: B</b>        | <b>EPC RATING: D</b>              |

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

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