



**Vinecote Road,
Coventry, CV6 6DZ**

Rent: £795 PCM

AVAILABLE FROM: FEBRUARY 2025



- Unfurnished Ground Floor Maisonette
- Very Well Decorated Throughout
- 2 Good Size Bedrooms
- Fitted Kitchen
- Gardens
- On Street Parking

Location: Along Foleshill Road towards Longford, turn left opposite Longford Park into Vinecote Road and the property is located on the right hand side.



**Paul
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Homes**

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Floorplan

For identification purposes only- NOT TO SCALE
Position of doors & windows are approximate



Located to the north of Coventry the property provides easy access to the City Centre, Nuneaton and Bedworth and the Motorway Network.

Benefiting from gas central heating and double glazing throughout, shops, parks and local amenities are all just a short walk way and there is ample on street parking to the front of the property.

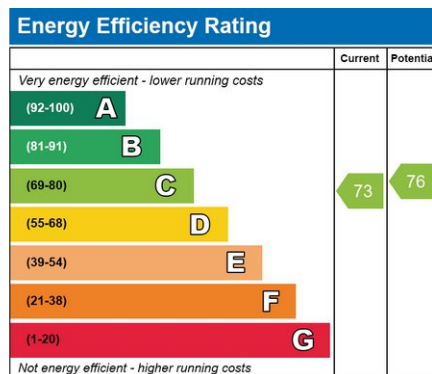
This attractive Unfurnished home features, Hall, Lounge, Fitted Kitchen with built in oven and fridge, 2 Bedrooms, Bathroom and Front and Rear Gardens.

Hall	with uPVC sealed unit double glazed front door, laminate floor, central heating radiator and cupboard with plumbing for washing machine
Lounge	5.05 x 3.07 - (16'7" x 10'1") with laminate floor, uPVC sealed unit double glazed window, and central heating radiator
Kitchen	1.63 x 3.58 - (5'4" x 11'9") with comprehensive range of base and wall units with roll edge work tops, stainless steel gas hob, built under oven, built in fridge and tiled floor
Bedroom 1	3.07 x 3.66 - (10'1" x 12'0") with laminate floor, uPVC sealed unit double glazed window, central heating radiator and 2 built in wardrobes
Bedroom 2	2.74 x 2.62 - (9'0" x 8'7") with laminate floor, central heating radiator and uPVC sealed unit double glazed window
Bathroom	with bath having mixer tap/shower over, wash basin and low level WC. Chrome towel rail/radiator, uPVC sealed unit double glazed window and extensive tiling
Outside	with paved path to front door and front and rear gardens

RENT: £795 pcm	BILLS NOT INCLUDED
AVAILABLE FROM: February 2025	RENTAL TERM: Long Term
SECURITY DEPOSIT: £917.30	HOLDING DEPOSIT: £183.46*
COUNCIL TAX BAND: A	EPC RATING: C

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

EPC



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