



**19 Flaunden Close,  
Coventry, CV5 9HN**

**Rent: £950 PM**

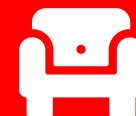
**AVAILABLE FROM: 11 August**



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- Superbly presented home on west side
- Easy access to A45 to Bham,
- Buses, shops & schools nearby
- Gas Central heating and Double glazing
- Porch Entrance, Hall, Lounge & refitted Kitchen
- Upstairs: 2 dbl bedrooms & refitted Bathroom
- Easily maintained gardens

**Location:** Along Allesley Old Rd After the lights by the Coop left into Winsford Ave, 4th left into Buckingham Rise, 4th right into Flaunden Close

**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

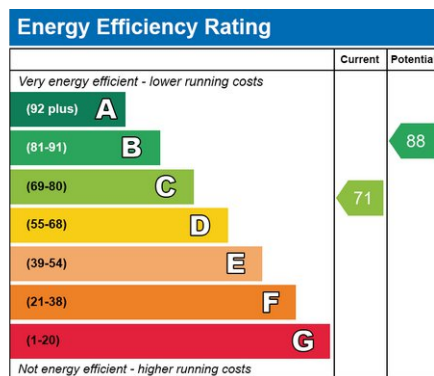
For identification purposes only- NOT TO SCALE  
Position of doors & windows are approximate



A superbly presented town house located on this very popular west side location within easy reach of the A45 Coventry bypass connecting to the motorway network and Birmingham. Good local schools, shops and busses are nearby.

This attractive home features Gas central heating and double glazing. Briefly the property comprises Porch, Lounge, super refitted kitchen with rear lobby to the garden. Upstairs are 2 double bedrooms and a modern bathroom with both bath and separate shower cubicle. Perfect for a professional couple

**EPC**



<b>Porch</b>	
<b>Lounge</b>	4.01 x 4.27 - (13'2" x 14'0") focal point fireplace with gas living flame, central heating radiator and upvc double glazed window
<b>Kitchen</b>	3.96 x 2.49 - (13'0" x 8'2") with comprehensive range of white gloss base and wall units with crushed laminate black worktops, white gloss tiled floor and white brick effect tiling, 8 inset spot lights, gas cooker and dishwasher that are provided for the tenants convenience but will not be maintained or replaced by the landlord. Space for washing machine and fridge freezer
<b>Rear lobby</b>	With storage
<b>First Floor</b>	
<b>Bedroom 1 (Front)</b>	3.10 x 3.40 - (10'2" x 11'2") with laminate flooring, built in sliding door wardrobes plus further walk in wardrobe. Central heating radiator and double-glazed window.
<b>Bedroom 2</b>	3.02 x 3.05 - (9'11" x 10'0") central heating radiator, upvc double glazed window and cupboard housing the boiler
<b>Bathroom</b>	Refitted with bath, shower cubicle, wash basin and wc
<b>Outside</b>	Front: Garden area with path to the front door Rear: 2 tier garden paved for easy maintainance

<b>RENT: £950 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: 11 August</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £1096</b>	<b>HOLDING DEPOSIT: £219 *</b>
<b>COUNCIL TAX BAND: B</b>	<b>EPC RATING: C</b>

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

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Correspondence address: Friars House,  
Manor House Drive, Coventry CV1 2TE

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