



5 Primus Close, Spalding, PE12 0XQ

£1,250 Per Calendar Month

Introducing this brand new three bedroom detached home, offering spacious and modern living. The ground floor features an inviting open-plan lounge and dining area perfect for family meals and entertaining, cloakroom, and a well-designed kitchen including integrated fridge/freezer and dishwasher. Upstairs, the master bedroom boasts an en-suite for added privacy and comfort, while two additional bedrooms share a family bathroom. The property benefits from LPG Central Heating, the property also includes a double garage, providing ample parking and storage space. This property will be available from December 2024, £1442.30 Deposit, Council Tax to be Confirmed.

Entrance Hall



Composite front door. Vinyl flooring, radiator and storage cupboard.

Kitchen



Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drainage, integrated fridge/freezer and dishwasher, electric oven with electric hob and extractor fan over, room for washer and dryer, spotlights. Double glazed windows to the front aspect.

Living Room/Diner



Carpet flooring, radiator, double glazed window to the rear aspect and double glazed patio doors to the rear aspect.

Cloakroom



Partly tiled cloakroom comprising of lvt flooring, heated towel rail, wash hand basin and WC.

Landing

Carpeted flooring, loft access.

Bathroom



Four piece suite comprising of a bath, shower cubicle, wash hand basin and WC. Partly tiled, shaver point, extractor fan, heated towel rail.

Bedroom One

Carpeted flooring, radiator, double glazed window.

En-Suite

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled, extractor fan, heated towel rail.

Bedroom Two

Carpeted flooring, radiator, double glazed window.

Bedroom Three

Carpeted flooring, radiator, double glazed window.

Exterior

Enclosed laid to lawn garden comprising of a patio seating area, outside tap and gated access to the side aspect.

Double Garage

Electric door.

Property Postcode

For location purposes the postcode of this property is: PE12 0FP

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Rental Application

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent.

This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. responding to reasonable requests for information required to progress the agreement) before the 'deadline for agreement'. The 'deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above
Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.

Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.

Payment on variation, assignment or novation of a tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed

£50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.

Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.

Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.

Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Verified Material Information

Council tax band: To be confirmed

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Please be advised that this property is situated on an a metered estate where Calor Gas is the sole supplier of LPG (liquefied petroleum gas) used for heating the properties. Metered estates are groups of homes that share the supply of LPG from a communal gas storage tank(s) located on the estate, which is filled by a single supplier. As such, potential tenants should be aware that there is no option to choose an alternative gas provider for this location.

Broadband: As stated by Ofcom- To be confirmed
Mobile coverage: As stated by Ofcom- To be confirmed

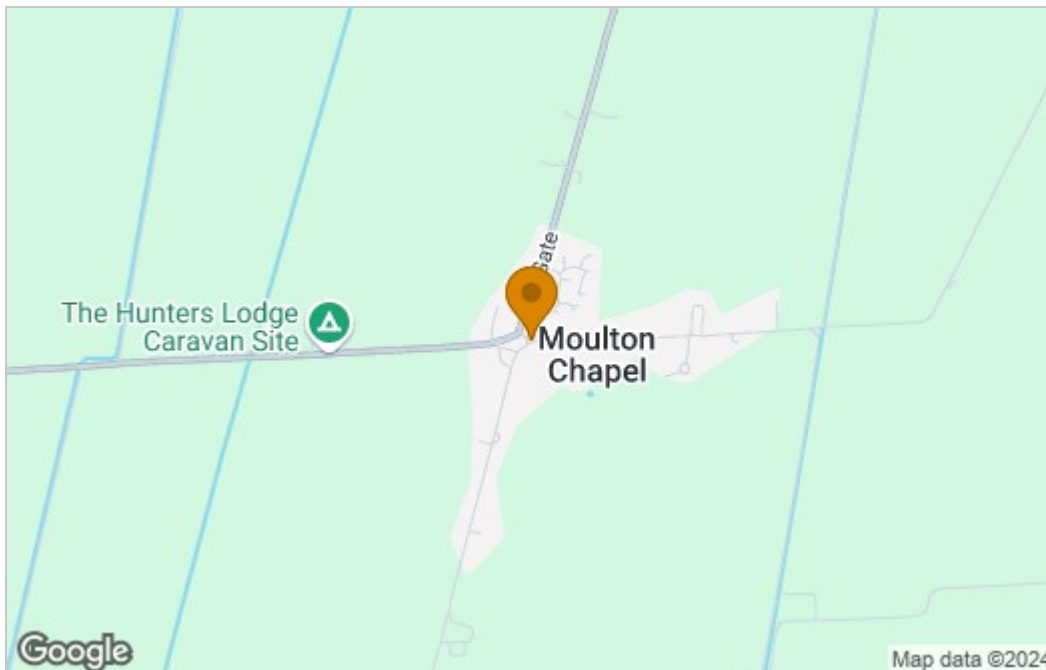
Parking: Double Garage and Driveway

Energy Performance rating: To be confirmed

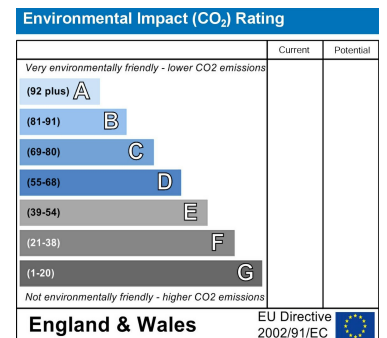
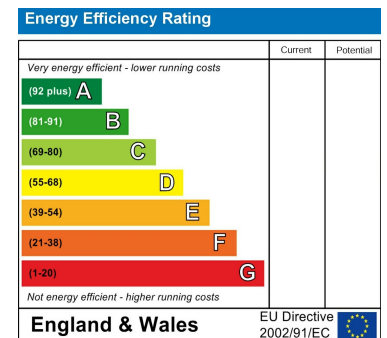
Floor Plan



Area Map



Energy Efficiency Graph



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