



## **6 Old Paddock Court, Horncastle, LN9 5GA**

**£825 Per Calendar Month**

Ark Property Centre are delighted to offer this three bedroom mid terraced property located in a sought after location, only a short walk away from the town centre of Horncastle, which offers an array of local amenities and local schools. The property comprises of a spacious living room, kitchen/diner with integrated fridge/freezer, downstairs cloakroom, two double bedrooms, family bathroom and one single bedroom. The property benefits from having gas central heating and one allocated parking space. Council Tax Band B and £951.92 deposit.



### Entrance Hallway



Wood obscure double glazed entrance door, carpeted stairs with hand rail to first floor, wood flooring, radiator, ceiling light. Door to cloakroom and door to living room.

### Living Room



Wood double glazed window to front aspect; built in under stairs storage space, wood flooring, radiator, TV point, ceiling light and power points.

### Kitchen/Diner



Wood double glazed windows and obscure door to rear aspect; a good range of storage units to base and wall levels, 1 ½ bowl sink and drainer inset to roll edge worktop, integrated fridge and freezer, Creda oven and four ring induction hob beneath extractor canopy, space and connections for washing machine. Tiled floor, wall mounted Worcester gas fired boiler, radiator, ceiling lights and power points.

### Cloakroom



Wood obscure double glazed window to front aspect; low level WC, wash hand basin inset to storage unit, radiator, wood flooring, tiles to half height to walls and ceiling light.

### Landing



Built in storage cupboard, wood effect flooring, loft access hatch, ceiling light and power points. Doors to first floor accommodation.

### Bathroom



Wood obscure double glazed window to rear aspect; bath with shower over, pedestal wash hand basin and WC. Vinyl flooring, tiled walls, ceiling light.

### Bedroom One



Wood double glazed window to rear aspect; wood effect flooring, radiator, ceiling light and power points.

### Bedroom Two



Wood double glazed windows to front aspect; wood effect flooring, radiator, TV point, ceiling light and power points.

### Bedroom Three



Wood double glazed windows to front aspect; wood effect flooring, built in storage space, ceiling light and power points.



## Courtyard



The rear garden space is laid to low maintenance paved seating space and a gravel bed.

### Property Postcode

For location purposes the postcode of this property is: LN9 5GA

### 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.

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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 firms 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: B

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast available

Mobile coverage: As stated by Ofcom, Indoor EE, Three, o2 and Vodafone are limited over voice and data. Outdoor EE, Three, o2 & Vodafone are likely over voice and data

Parking: Allocated parking space

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

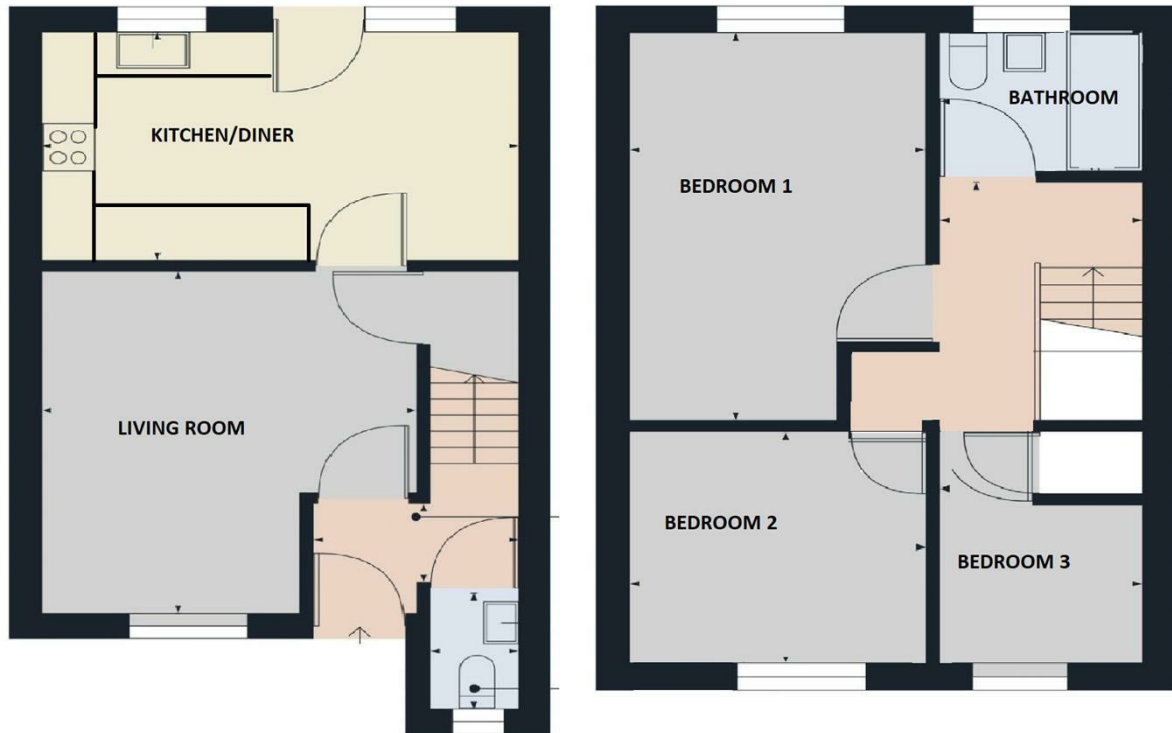
Planning permission: Please refer to East Lindsey District Council for any relevant planning applications in the area.

Accessibility and adaptations: No

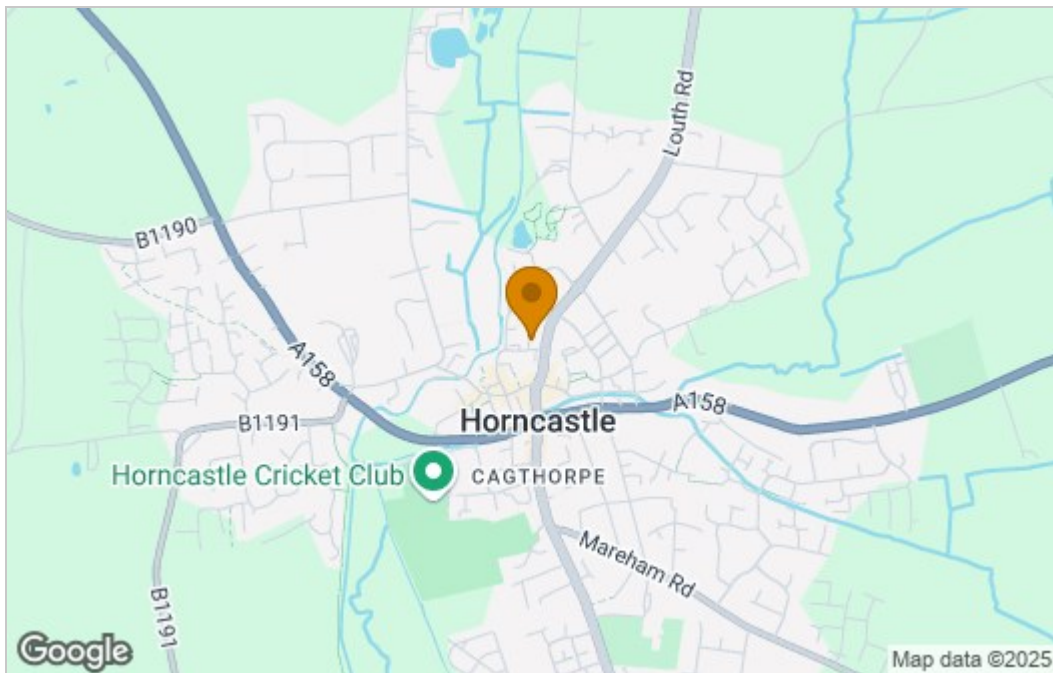
Coalfield or mining area: No

Energy Performance rating: C

## Floor Plan



## Area Map



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## Energy Efficiency Graph

