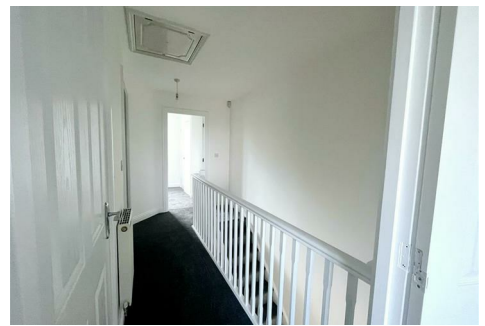




80 Churchfield Close, Deeping St. James, PE6 8PP

£925 Per Calendar Month

Ark Property Centre is delighted to offer this charming two-bedroom property located in the quiet village of Deeping St James. The property comprises an entrance hall, cloakroom, kitchen, living room, bathroom, and two generously sized bedrooms. The property benefits from double glazed windows and gas central heating. The exterior features an enclosed garden and one allocated parking space at the front of the property. £1067.30 deposit, Council Tax Band B, available after 26th June 2025.

Entrance Hall



Double glazed entrance door. Radiator. Laminate flooring. Stairs to first floor.

Kitchen



Contemporary wall and base units, integrated electric oven, gas hob and extractor hood in stainless steel. Space for washing machine, dishwasher and fridge freezer.

Living Room



Double glazed patio door leading to the rear garden. Radiator. Carpet flooring.

Cloakroom

Fitted with a two-piece suite comprising wash hand basin and wc. Tiled splashbacks. Laminate flooring.

Bathroom



Fitted with a three-piece suite comprising bath with mixer tap and shower over, wc and wash hand basin. Extractor fan.

Bedroom One



Double glazed window. Radiator. Carpet flooring.

Bedroom Two



Double glazed window. Radiator. Carpet flooring.

Property Postcode

For location purposes the postcode of this property is: PE6 8PP

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

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.

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: Timber frame with brick facade

Electricity supply: Mains

Solar Panels: N/A

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

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

Mobile coverage: As stated by Ofcom, EE, Three and Vodafone is Limited over Voice and Data. O2 is likely over Voice but limited over Data.

Parking: One allocated parking space

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface Water- very low, Rivers and

Sea- very low, Groundwater- flooding from groundwater is unlikely in this area. Reservoirs- there is a risk of flooding from reservoirs in this area.

Coastal erosion risk: No

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

Accessibility and adaptations: N/A

Coalfield or mining area: No

Energy Performance rating: C

Floor Plan

Area Map



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Energy Efficiency Graph

