



17 Roman Road, Moulton Chapel, PE12 0XQ

£825 Per Calendar Month

Ark Property Centre are delighted to offer to let this two bedroom property located in the popular village of Moulton Chapel, close to Spalding and Peterborough. The property briefly comprises of a lounge, modern kitchen/diner, two double bedrooms, courtyard garden, family bathroom. The property benefits from off road parking and a storage outbuilding. Council Tax Band A, Deposit £951.92, available after 23rd December 2025.

Lounge 12'9" x 14'9" (3.9 x 4.5)



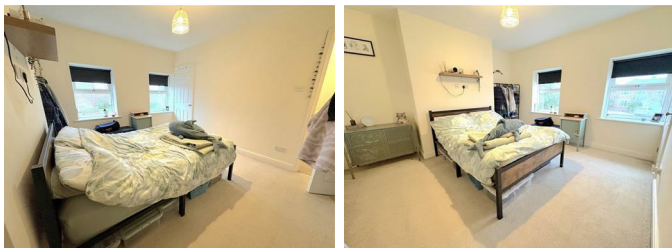
Double glazed entrance door and window, brown carpet, spot lighting, feature fireplace, TV point, electric radiator.

Kitchen 11'5" x 15'5" (3.5 x 4.7)



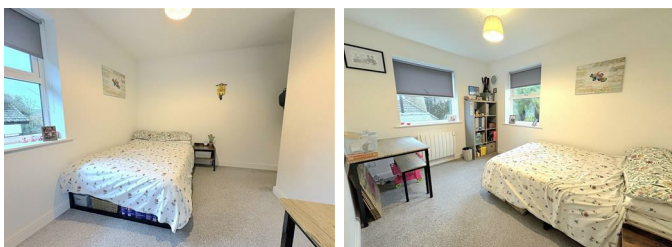
Fitted with a matching range of base and eye level units, fitted with a electric oven, gas hob, with extractor over, ceramic sink with mixer tap, integrated dishwasher, part tiled, double glazed window to rear, french doors to rear, tall storage cupboards for coats ect, tiled flooring. Feature fireplace.

Bedroom One 13'2" x 11'5" (4.02 x 3.5)



Fitted with a brown carpet, light fitting, double glazed windows, walk in wardrobe, tv point to wall, tv bracket.

Bedroom Two 8'6" x 11'5" (2.6 x 3.5)



Fitted with a grey carpet, window to rear, light fitting.

Bathroom 8'6" x 6'2" (2.6 x 1.9)



Fitted with a three piece suite comprising of wash hand basin, low level WC, panelled bath with shower over. Floor to ceiling matching tiles, window to rear, storage cupboard.

Rear Garden



Courtyard style garden,

Viewings

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.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Rental Fees

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.

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: A

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Water supply: Mains

Sewerage: Mains

Heating: Electric

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

Mobile coverage: As stated by Ofcom, EE and o2- variable outdoor, Three- good outdoor, Vodafone- good outdoor

Parking: Driveway

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

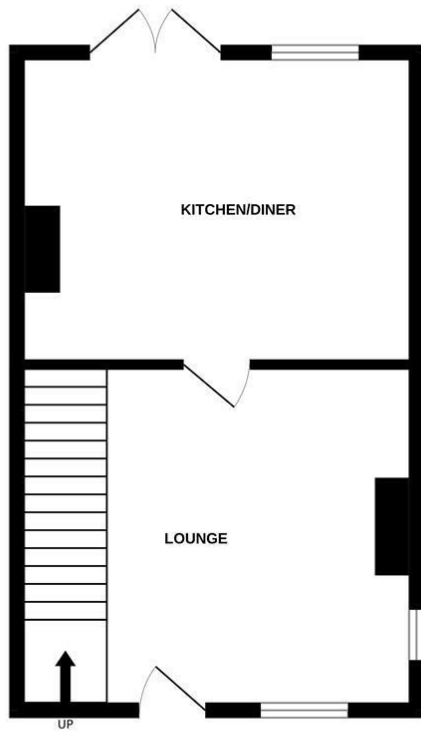
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: N/A

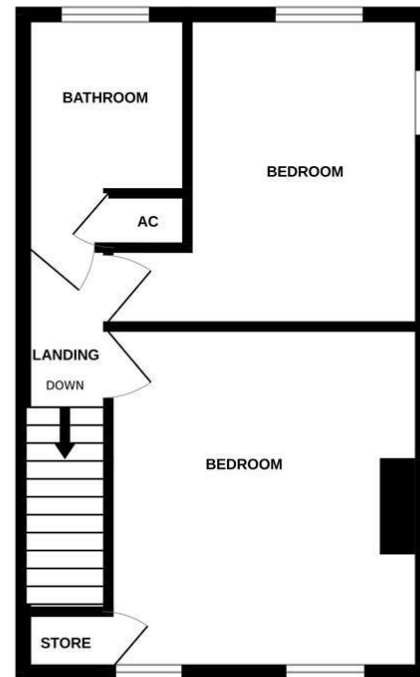
Energy Performance rating: E

Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 6/2025

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

