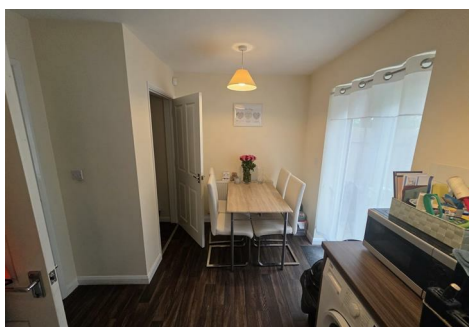




53 Fenmen Place, Wisbech, PE13 3FA

£850 Per Calendar Month

A well-presented two-bedroom home situated in a convenient location in Wisbech, offering comfortable living accommodation and off-road parking.

The property comprises an entrance hall, lounge, a fitted kitchen, and a downstairs WC. Upstairs, there are two bedrooms, including one double and one single, along with a family bathroom.

Outside, the property benefits from an enclosed rear garden, ideal for relaxing or entertaining, and off-road parking to the front.

£980.75 deposit (Council Tax Band A) available after 4th August 2025

Entrance Hall

Entrance door. Carpeted.

Kitchen/Diner

Upvc window. Vinyl flooring to kitchen. Living room carpeted. Base and walls units with roll top work surface over. Stainless steel sink with mixer tap over and drainer. Space for washing machine and fridge freezer. Integrated electric oven. Radiator.

Lounge



A comfortable reception room featuring carpeted flooring, a UPVC window to the front aspect allowing for natural light, aerial socket, and a radiator.

Bathroom



The family bathroom comprises of white toilet, hand basin and bath. Radiator. Vinyl flooring.

Bedroom One



Carpeted,. Upvc window.

Bedroom Two



Carpeted,. Upvc window.

Exterior



To the rear of the property is a private garden, featuring a paved slabbed area ideal for outdoor seating, leading onto a lawned section.

Verified Material Information

Council tax band: A
 Property construction: Brick
 Electricity supply: Mains
 Solar Panels: N/A
 Other electricity sources: N/A
 Water supply: Mains
 Sewerage: Mains
 Heating: Air Source Heat Pump
 Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available
 Mobile coverage: As stated by Ofcom, EE, O2 and Vodafone are likely over voice and data and Three is limited over voice and data

Parking: Two allocated parking spaces
 Building safety issues: No
 Restrictions: No
 Public right of way: No
 Flood risk: Surface water- very low, rivers and the sea- 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 South Holland District Council for any relevant planning applications in the area.
 Accessibility and adaptations: No
 Coalfield or mining area: No
 Energy Performance rating: B

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.

Property Postcode

For location purposes the postcode of this property is: PE13 3FA

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.

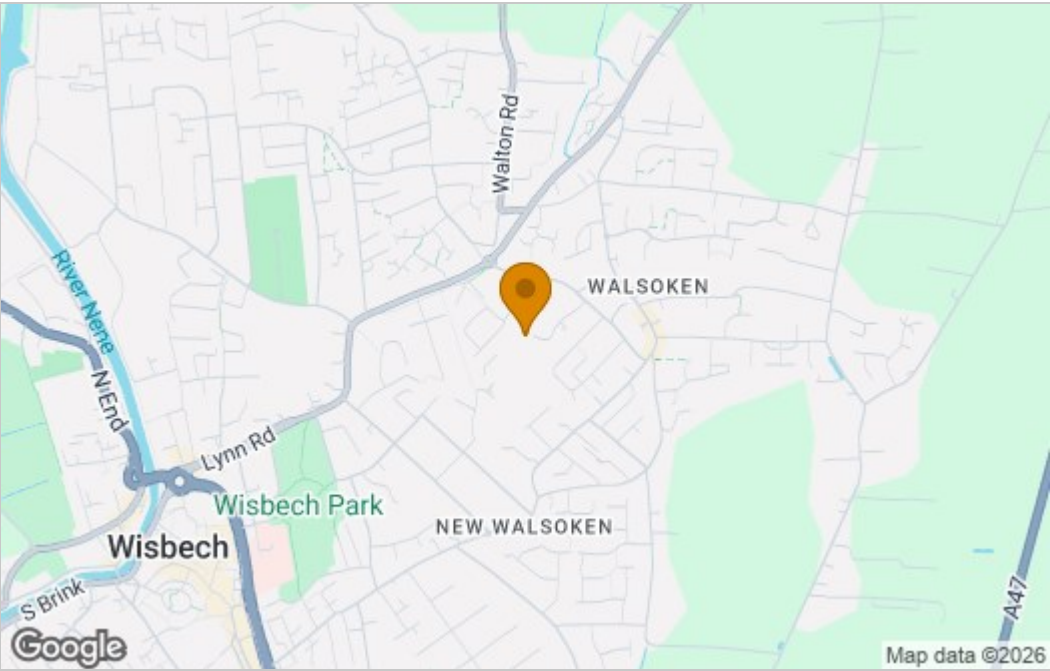
Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.

WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

