



158 Winsover Road, Spalding, PE11 1HQ

£825 Per Calendar Month

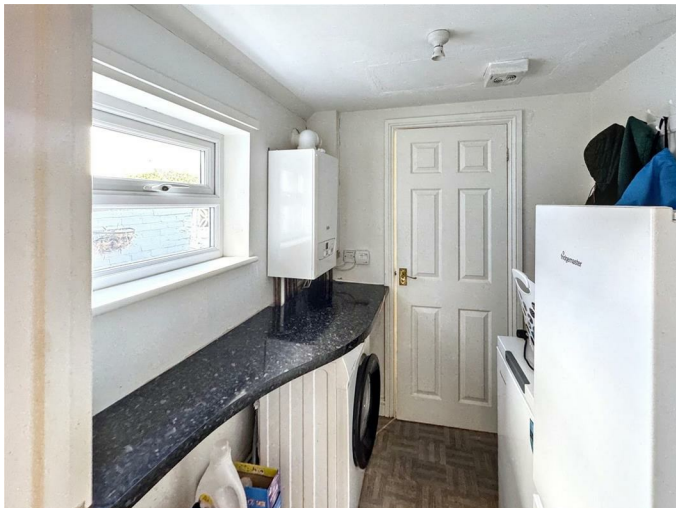
Ark Property Centre is pleased to present this two-bedroom terraced property, ideally situated within walking distance of Spalding town centre. The property features a living room, dining room, kitchen, utility room, two bedrooms, and a family bathroom. Additional benefits include gas central heating, off-road parking, a rear courtyard, and a generous-sized garden. Council Tax band A and a deposit of £951.92.

Kitchen 8'5" x 7'4" (2.57m x 2.24m)



Upvc window and glazed door to side aspect. Fully fitted kitchen with a combination of wall and base units. Worktop. Stainless steel sink with drainer. Built in oven, hob and extractor over.

Utility Room 6'3" x 5'10" (1.93m x 1.78m)



Worktop. Boiler. Extractor fan. Skimmed ceiling.

Living Room 12'9" x 11'2" (3.9m x 3.42m)



Upvc entrance door. Skimmed ceiling. Radiator with thermostatic valves. Telephone point

Dining Room 12'11" x 13'0" (3.94m x 3.97m)

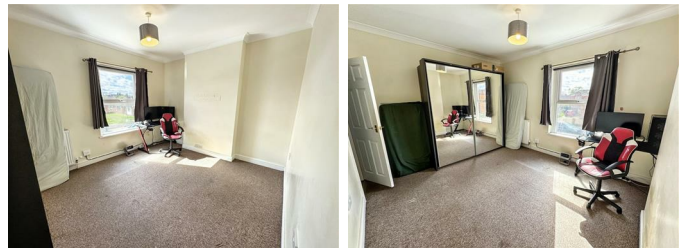


Skimmed ceiling. Radiator with thermostatic valves.

Downstairs Cloakroom 3'2" x 4'10" (0.98m x 1.48m)

Cloakroom with toilet and hand wash basin with tiled splash back. Vinyl flooring. Skirting boards. Skimmed ceiling. Radiator with thermostatic valves.

Bedroom One 12'10" x 10'11" (3.92m x 3.33m)



Upvc to front elevation. Skimmed ceilings. Radiator with Thermostatic valves. Television point. Skirting boards.

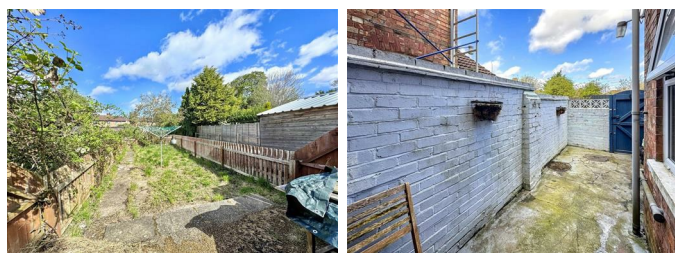
Bedroom Two 13'5" x 7'3" (4.09m x 2.23m)



Upvc window to rear aspect. Skimmed ceilings. Radiator with thermostatic valves. Skirting Boards

Bathroom 7'3" x 8'3" (2.23m x 2.54m)

A white three piece suite comprising of toilet, hand wash basin with tiled splash back and panelled. Separate enclosed shower. Part tiled walls. Radiator with thermostatic valves. Skimmed ceiling. Vinyl flooring. Extractor fan.

Garden

Enclosed courtyard and separate garden to the rear.

Off Road Parking

Off street parking is provided for a vehicle immediately to the front of the property.

Property Postcode

For location purposes the postcode of this property is: PE11 1HQ

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 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: A

Property construction: Brick

Electricity supply: Mains

Solar Panels: N/A

Other electricity sources: N/A

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

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

Mobile coverage: As stated by Ofcom, EE and 02-good outdoor and in home, Three and Vodafone-good outdoor and variable in home

Parking: Driveway

Building safety issues: N/A

Restrictions: N/A

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

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

Energy Performance rating: C

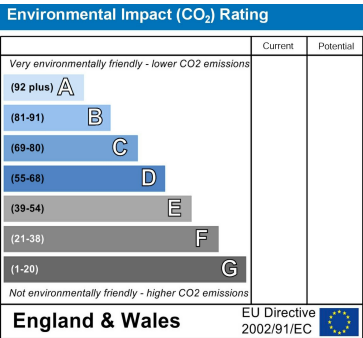
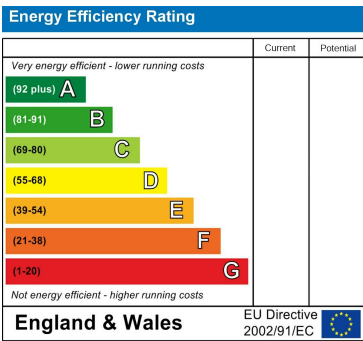
Floor Plan



Area Map



Energy Efficiency Graph



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

