



## **1 Priestley Close, Boston, PE20 1HW**

**£1,450 Per Month**

Situated in a sought-after central village location, this spacious and versatile four-bedroom detached family home offers generous living accommodation throughout and is conveniently positioned within walking distance of local amenities, schools, shops, and transport links. Deposit £1673.07.

### Entrance Hall



Entered via a uPVC front door, the welcoming entrance hall provides access to the study, lounge, and impressive open-plan kitchen/dining/family room. Stairs rise to the first-floor landing, with useful under-stair storage. Finished with lino flooring and a radiator.

### Lounge

A bright and comfortable reception room featuring a uPVC window to the front aspect, radiator, and carpeted flooring.

### Study



Ideal for home working or additional reception space, with a uPVC window to the front aspect, carpeted flooring, and radiator.

### Kitchen/Dining/Family Room



A spacious open-plan living area fitted with a range of base-level units and offering ample space for dining and family seating. Benefiting from uPVC windows to the side and rear aspects, LVT flooring, radiators, and a door leading out to the rear garden.

### Utility Room



Practical utility space with a door leading to the garden, uPVC window to the side aspect, plumbing and space for a washing machine and tumble dryer, boiler, and access to the downstairs shower room.

### Downstairs Shower Room

Comprising a walk-in shower, low-level W/C, and hand wash basin.

### Stairs/Landing

Carpeted stairs rise to the first-floor landing, featuring a radiator and doors leading to four bedrooms and the family bathroom.

### Bathroom



Fitted with a bath and shower over, hand wash basin, and low-level W/C. Further benefits include tiled flooring, towel radiator, and a uPVC window to the rear aspect.

### Bedroom One



Double bedroom with a uPVC window to the front aspect, carpeted flooring, radiator, and built-in wardrobes.

### Bedroom Two



Double bedroom featuring a uPVC window to the front aspect, carpeted flooring, radiator, and built-in wardrobes.

### Bedroom Three



With a uPVC window to the rear aspect, carpeted flooring, and radiator.

### Bedroom Four

Featuring a uPVC window to the rear aspect, carpeted flooring, and radiator.

## Exterior



To the front and side of the property is a driveway providing off-road parking. The enclosed rear garden offers a patio seating area, laid-to-lawn section, and side gate access.

### Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### 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: PE20 1HW

### 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: C

Property construction: Brick

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband: As stated by Ofcom, Standard, superfast and ultrafast are available

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

Parking: Driveway

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 Boston Borough Council for any local planning applications

Accessibility and adaptations: no

Coalfield or mining area: no

Energy Performance rating: TBC

Floor Plan



Area Map



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Energy Efficiency Graph

