ARK PROPERTY

20 Sunflower Avenue, Spalding, PE11 5AN

£1,150 Per Month

A well-presented three-bedroom semi-detached house in the popular village of Pinchbeck, close to local amenities.

The property benefits from three good-sized bedrooms, en-suite to the master, built-in wardrobes to bedroom two, a spacious lounge, kitchen/diner and rear garden. Further benefits include off-road parking and a single garage. Deposit £1326.92.

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Entrance Hallway

Composite front door, LVT flooring and stairs leading to the first-floor landing. Doors provide access to the downstairs WC, lounge and kitchen/diner.

Cloakroom 6'2" x 3'1" (1.90m x 0.95m)

Convenient downstairs cloakroom comprising a WC and hand basin, with LVT flooring, radiator and UPVC window to the front aspect.

Lounge 17'7" x 10'6" (5.36m x 3.22m)

A good-sized lounge featuring a front-facing bay window, carpeted flooring and radiator.

Kitchen/Diner 17'10" x 10'0" (5.46m x 3.05m)

Fitted with a range of base and eye-level units, with LVT flooring and space for dining. Benefits from an integrated dishwasher, washing machine and fridge/freezer. UPVC window and patio doors overlook and provide access to the rear garden.

Stairs/Landing

Carpeted stairs and landing with doors leading to all three bedrooms and the family bathroom. Storage cupboard and UPVC window to the side aspect.

Bedroom One 11'1" x 9'10" (3.40m x 3.02m)

Good-sized double bedroom with UPVC window to the front aspect, carpeted flooring and radiator. Door leading to the en-suite.

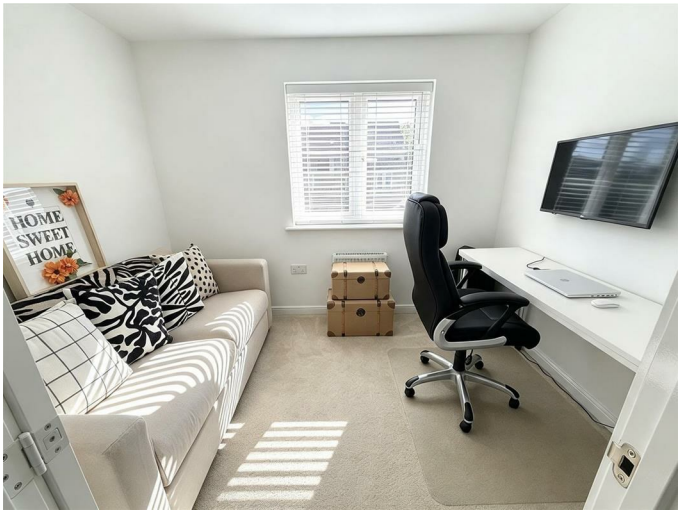
Ensuite 8'0" x 3'11" (2.45m x 1.20m)

Fitted with a shower, WC and hand basin, with lino flooring and radiator.

Bedroom Two 11'5" x 11'1" (3.50m x 3.40m)

Double bedroom with UPVC window to the rear aspect and carpeted flooring. Built-in wardrobes can remain or be removed.

Bedroom Three 9'11" x 8'1" (3.04m x 2.47m)



Good-sized bedroom with UPVC window to the rear aspect, carpeted flooring and radiator.

Bathroom 6'5" x 6'5" (1.97m x 1.96m)

Fitted with a bath, WC and hand basin, with lino flooring and UPVC window to the front aspect.

Rear Garden

Enclosed rear garden with a patio area and turfed section. Side gate provides access to the driveway and single garage.

Additional Information

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

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.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Property Postcode

For location purposes the postcode of this property is: PE11 5AN

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

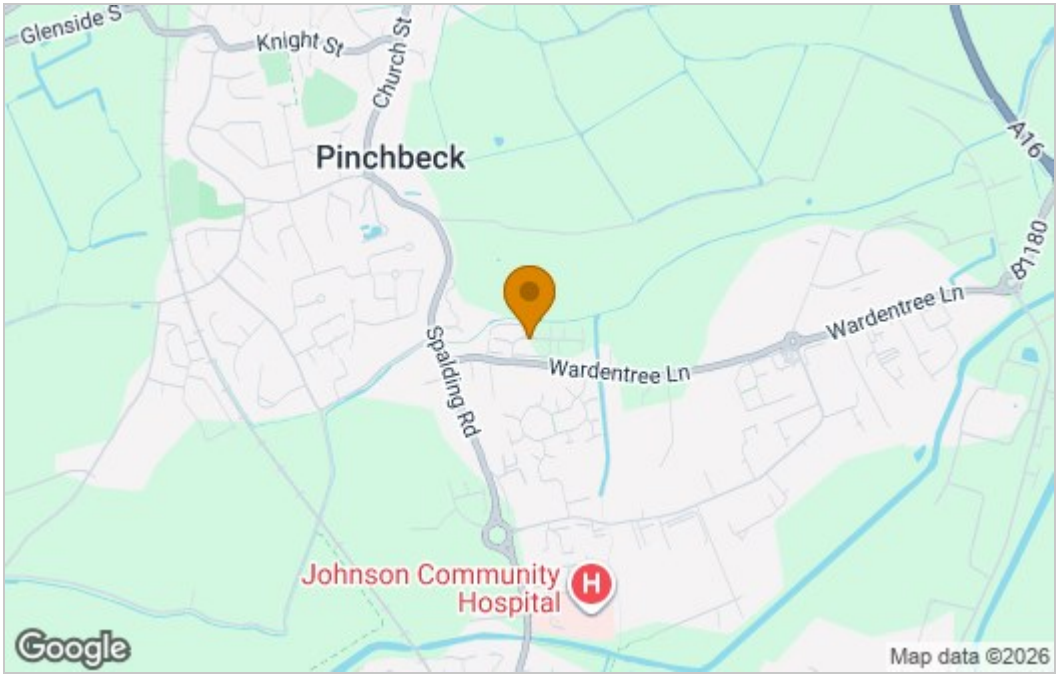
Verified Material Information

Council tax band: B
Annual charge: N/A
Property construction: Brick
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No

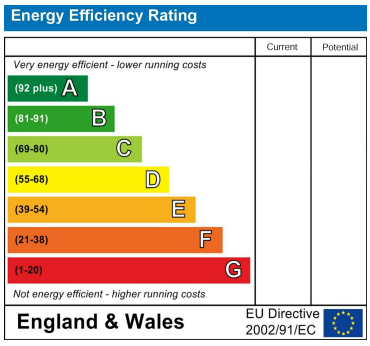
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Parking: Driveway and Single Garge
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. 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 local planning applications
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: B

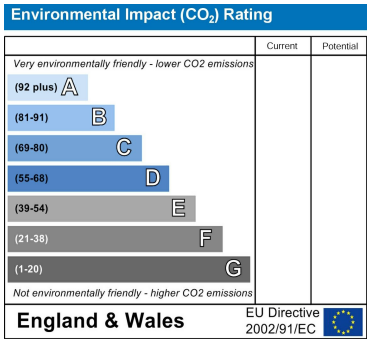
Floor Plan

Area Map



Energy Efficiency Graph





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