ARK PROPERTY

81 Atherton Gardens, Spalding, PE11 3YJ

£1,050 Per Month

Three Bedroom Semi-Detached Home, Garage & Off-Road Parking, Enclosed Rear Garden, Village Location.

A well-presented three-bedroom semi-detached property situated in the popular village of Pinchbeck. The property offers well-proportioned accommodation arranged over two floors, together with a garage, off-road parking and a fully enclosed rear garden.

The accommodation briefly comprises an entrance hallway, ground-floor cloakroom, kitchen/diner and a separate living room. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a family bathroom.

Outside, the property benefits from a fully enclosed rear garden, predominantly laid to lawn and complemented by a paved seating area, providing an ideal space for outdoor dining and entertaining. A single garage and off-road parking complete the external accommodation.

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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hallway
Part glazed door to front aspect. Stairs to first floor landing. Radiator.

Cloakroom

Upvc window to front. Toilet. Wash hand basin. Radiator. Fuse box.

Kitchen Diner 4.96m x 2.95m

Upvc window to front and double doors opening to rear garden. Base and wall units with work surface over. Integrated oven. Hob with stainless steel extractor over. Sink with one and a half bowl, drainer and tap over. Integrated dishwasher and fridge freezer. Space for washing machine. Radiator. Tiled flooring.

Living Room 4.96m x 2.96m

Upvc window to front aspect and double doors opening to rear garden. Carpeted. Radiator.

First Floor Landing
Upvc window to rear elevation. Carpeted.

Bedroom One 3.97m x 2.95m

Upvc window to front elevation. Carpeted. Radiator. Double fitted wardrobes.

En-Suite 2.06m x 1.74m

Upvc window to front elevation. Heated towel rail. Toilet. Wash hand basin. Shaver point. Part tiled walls. Shower cubicle.

Bedroom Two 3.01m x 2.6m

Upvc window to front elevation. Radiator. Carpeted. Double fitted wardrobe.

Bedroom Three 7'4" x 6'7" (2.25m x 2.02m)

Upvc window to rear elevation. Radiator. Carpeted.

Bathroom 1.75m x 1.89m

Upvc window to rear elevation. Part tiled walls. Paneled bath with hand held shower attachment. Wash hand basin. Toilet.

Exterior

Low maintenance front garden with path way leading to entrance door. Gated side access to rear garden. Driveway providing off road parking and vehicular access to the single garage. Fully enclosed rear garden, mainly laid to lawn with paved area ideal for seating and entertaining.

Property Postcode

For location purposes the postcode of this property is: PE11 3YJ

Viewing

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 referal fee for any recommended client service used.

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.

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.

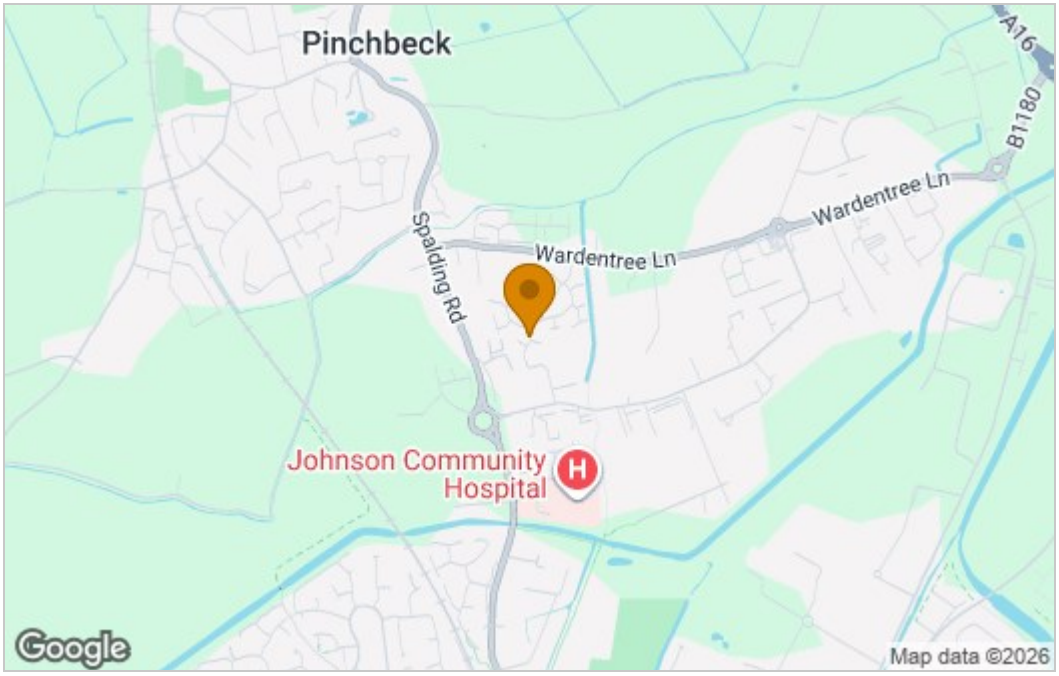
Verified Material Information

Council tax band: B
Property construction: Brick
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: As stated by Ofcom, As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, 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.

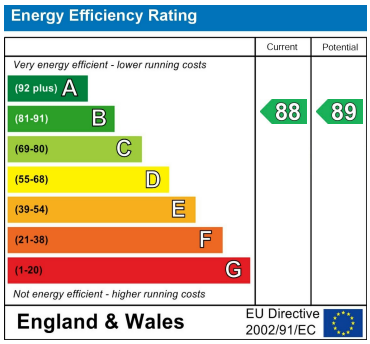
Parking: Driveway and Single Garage
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council for any local planning applications
Energy Performance rating: B

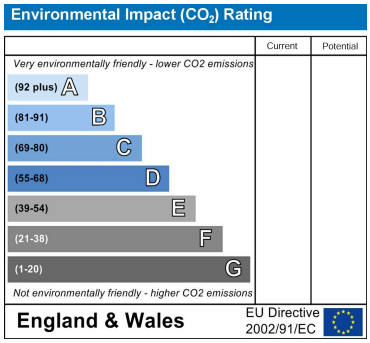
Floor Plan

Area Map



Energy Efficiency Graph





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