

## **27 Pennyfield, Spalding, PE11 3RG**

**£1,325 Per Month**

Situated in the desirable village of Pinchbeck, close to local amenities and schools, this well-presented three-bedroom detached home offers spacious and versatile accommodation throughout. Benefitting from a bright lounge, conservatory, fitted kitchen with pantry, ground floor W/C, modern family bathroom, garage and lawned gardens with gated side access. Early viewing is highly recommended. Deposit £1528.84.

**Entrance Hall 6'9" x 5'1" (2.08 x 1.55)**



Entered via a uPVC front door with a uPVC window to the side aspect, the entrance hall features LVT flooring, a radiator and provides access to the ground floor living space.

**Lounge 11'8" x 22'6" (3.58m x 6.86m)**



A bright and spacious lounge with uPVC windows to the front and side aspects, fitted carpet, radiator and TV point. Double sliding doors lead through to the conservatory.

**Kitchen 8'5" x 11'3" (2.59m x 3.43m)**



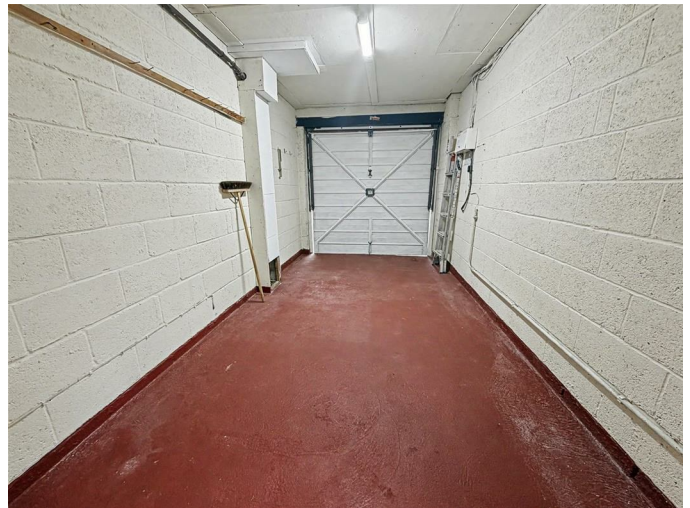
Fitted with a range of wall and base units with complementary work surfaces, the kitchen benefits from a uPVC window to the rear aspect, LVT flooring, integrated dishwasher and fridge, electric cooker and hob, with a useful pantry located off the kitchen.

**W/C 3'2" x 7'6" (0.97m x 2.31m)**



Ground floor cloakroom fitted with a WC and hand basin, complemented by LVT flooring, towel radiator and a uPVC window to the side aspect.

**Garage 7'6" x 16'9" (2.31m x 5.11m)**



Accessible from the inner hallway, the garage benefits from an up-and-over door and power supply, providing useful storage or parking space.

**Conservatory 14'11" x 10'0" (4.55m x 3.05m)**



A light-filled conservatory enjoying floor-to-ceiling

windows overlooking the garden, tiled flooring, radiator and double power socket, with doors leading directly out to the garden.

### Stairs/landing 3'8" x 6'3" (1.12m x 1.91m)



Carpeted first floor landing with airing cupboard and doors leading to all bedrooms and the family bathroom.

### Bedroom One 11'10" x 11'3" (3.61m x 3.43m)



A well-proportioned principal bedroom with uPVC windows to the front and side aspects, fitted carpet and radiator.

### Bathroom 8'3" x 7'10" (2.54m x 2.41m)



Modern family bathroom comprising WC, hand basin with storage unit beneath, bath and separate walk-in shower. Further benefits include a towel radiator and uPVC window to the front aspect.

### Bedroom Two 11'6" x 10'9" (3.53m x 3.30m)



Double bedroom with uPVC window to the rear aspect, fitted carpet and radiator.

### Bedroom Three 12'9" x 10'9" (3.91m x 3.30m)



Further bedroom with uPVC window to the rear aspect, fitted carpet and radiator.

### Exterior



The property enjoys lawned areas surrounding the home with gated side access available from both sides of the property.

### Property Postcode

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

### 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.

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WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

### Verified Material Information

Council tax band: C

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 and ultra fast are available

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

Parking: Driveway and Single Garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low. Other flood risks - Groundwater - This location is outside of a groundwater flood alert 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: D

**Floor Plan**

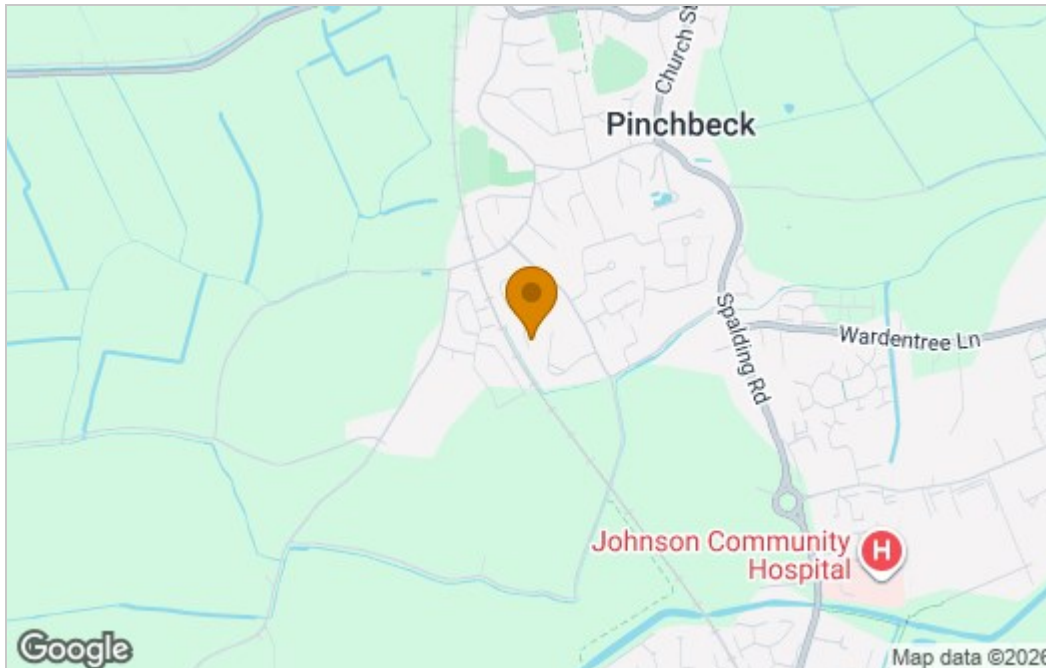
**Ground Floor**



**First Floor**



**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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