ARK PROPERTY









4 Paddington Place, Spalding, PE12 9YZ

£1,200 Per Calendar Month

A modern three-bedroom semi-detached home, ideally located in the heart of Long Sutton town centre. Offering a well-designed layout with contemporary interiors, the property features a stylish kitchen/diner with integrated appliances, a separate utility room, a ground-floor cloakroom and a spacious living room with patio doors opening onto the rear garden.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with a modern family bathroom. Outside, the property benefits from a single garage and off-road parking.

Conveniently situated close to local amenities, this home offers practical and comfortable living in a desirable town centre location.

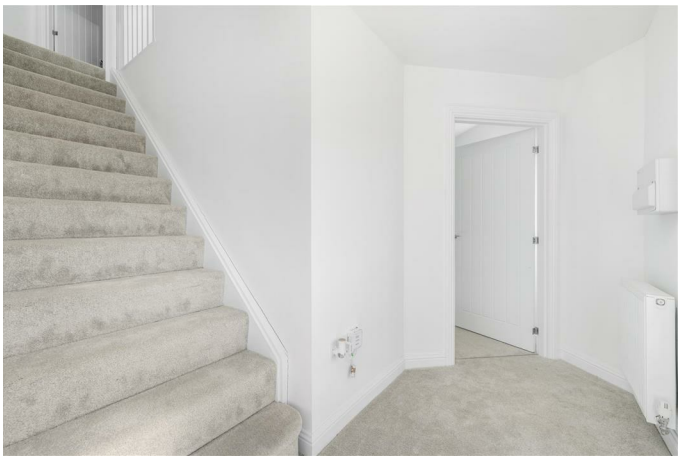
Council Tax: To be confirmed
Annual figure: £1,384.61

Please note: The description is for guidance purposes only. The property shown or described is not the exact house, although the layout and internal specification are the

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall 9'3" x 4'9" (2.83m x 1.47m)



Lounge 18'7" x 10'0" (5.68m x 3.05m)





UPVC window to front aspect, patio doors leading onto garden.

Kitchen 13'9" x 12'2" x 10'8" (4.21m x 3.71m x 3.27m)







Two UPVC windows to front aspect.

Utility Room 6'1" x 6'8" (1.87m x 2.04m)



Door leading onto garden.

Cloakroom 4'0" x 5'8" x 3'6" x 4'9" x 3'6" (1.23m x 1.74 x 1.09m x 1.47m x 1.09m)



First Floor Landing 7'4" x 2'9" x 4'9" x 3'6" x 3'3" (2.25m x 0.85m x 1.47m x 1.09m x 1.00m)



Bedroom 1 10'2" x 18'7" (3.12m x 5.68m)





UVPC window to front aspect.

En-suite 6'11" x 4'5" (2.11m x 1.35m)



UPVC window to rear aspect.

Bedroom 2 9'1" x 8'3" x 6'5" x 6'0" x 3'6" (2.79m x 2.52m x 1.97m x 1.84m x 1.08m)



Two UPVC windows to front aspect.

Bedroom 3 11'0" x 8'2" (3.36m x 2.49m)



UPVC window to front aspect.

Bathroom 7'4" x 6'9" (2.25m x 2.06m)



UPVC window to rear aspect.

Outside



Laid to lawn with patio area.

Property Postcode

For location purposes the postcode of this property is: PE12 9HG

Additional Information

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

Verified Material Information

Council tax band: TBC
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central heating
Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is None over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice but None over Data. Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway
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.
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Energy Performance rating: TBC

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

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.

Ark Property Centre

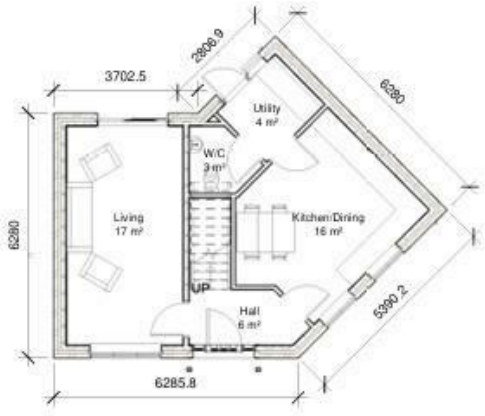
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

Floor Plan



05 Ground Floor Plan
1 : 100

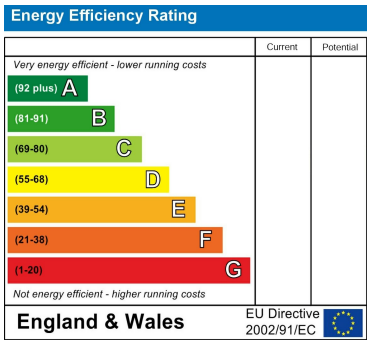


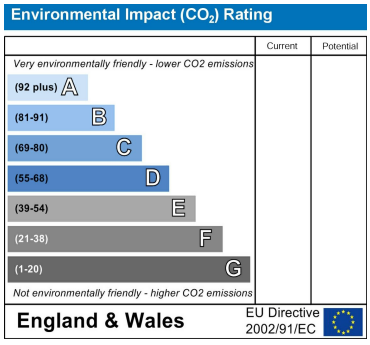
06 First Floor Plan
1 : 100

Area Map



Energy Efficiency Graph





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