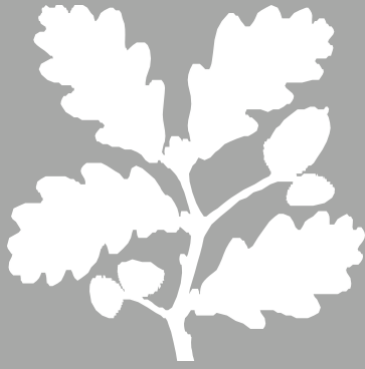




To Let
£1,000 per
calendar month

4 Chapel Road

Wisbech, PE13 1RH

The National Trust as a landlord

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants.



Beautiful detached 3 bedroom cottage within the walls of the delightful Peckover Gardens.

4 Chapel Road lies at the far end of the garden of Peckover House and backs on to Chapel Road. Bordering Norfolk and Lincolnshire, Wisbech is renowned for its elegant Georgian architecture, a legacy from an era when the town was a booming trade centre

Viewing day on Friday 9th October by appointment only.
Please contact Lucy Curtis at lucy.curtis@nationaltrust.org.uk
For further information about being a National Trust tenant, visit www.nationaltrust.org.uk/tenants

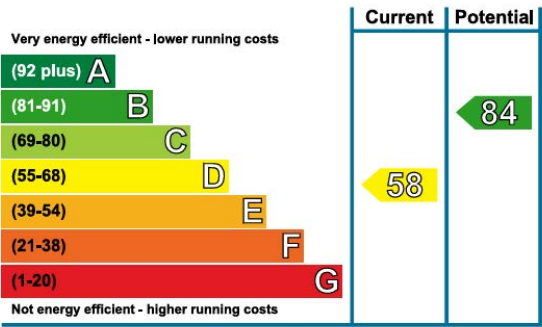
Property Description

This stunning property has been freshly painted throughout and benefits from a newly fitted bathroom and new carpets to the first floor. The ground floor features attractive brick-weave flooring throughout.

The accommodation comprises a spacious kitchen, large lounge, dining room and study, together with a family bathroom, two double bedrooms and a further single bedroom.

Outside, the property benefits from a spacious courtyard/driveway, along with a private rear garden.

A particularly unique feature is the property's location within the historic walled garden associated with Peckover House. Residents will also be permitted access to the beautiful Peckover gardens, subject to certain conditions.



The tenant is to pay Council Tax, and all other outgoings relating to the property.

Services : Mains supplied water and sewage, mains gas fired central heating.

The Tenancy:

The prospective tenant is asked to pay £1000 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

The Tenant will not be required to pay a deposit or a holding deposit.

The National Trust will be responsible for insuring the building but the Tenant will be responsible for insuring the contents.

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

The property shall be occupied as a single private residence only. There will be no right to assign,



Kitchen



Lounge



Bathroom



Bedroom 1



Bedroom 2



Exterior- Rear

Tenant Fees Act 2019

National Trust Permitted Payments Schedule - 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank).	Tenant/s will be responsible for the payment of Utilities. Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s. In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.

Council Tax	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
Telecoms/Broadband	Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019

Note

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property.

Any description or information given should not be relied upon as a statement or representation of fact.

Prospective applicants must satisfy themselves by inspection as to these and other relevant details.

The National Trust reserves the right of not having to accept any offer received for this property.

GDPR

Our full Privacy Policy can be found online at

<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.