ARK PROPERTY

53c Bourne Road, Lincolnshire, PE11 1JR

£875 Per Calendar Month

TO LET – Modern Two-Bedroom Semi-Detached House with Off-Road Parking

This well-presented property comprises an entrance hall, fitted kitchen, cloakroom, spacious lounge, stairs and landing, two double bedrooms, and a family bathroom.

Outside, there is a fully enclosed rear garden and a driveway providing off-road parking to the front of the property.

Available Now
Deposit: £1009.61
Council Tax Band: A

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall
Part double glazed door. Smoke alarm. Textured and coved ceiling. Thermostat.

Kitchen
Double glazed window to the front aspect. Spot lights. Central heating controls. Gas combi boiler. Fitted base and wall units. Roll top work surfaces. Tiled splash back. Electric oven. Stainless steel gas hob. Stainless steel extractor. Space for washing machine, fridge and freezer.

Living Room
Double glazed patio door to the rear aspect. Textured and coved ceiling. Television point.

Landing
Double glazed window to the side elevation. Textured and coved ceiling. Loft access. Smoke detector.

Bedroom One
UPVC double glazed window to front. Radiator.

Bedroom Two
UPVC double glazed window to rear. Radiator.

Bathroom
Vinyl flooring. Fitted bath. Toilet. Wash hand basin.

Exterior
Laid to lawn.

Property Postcode
For location purposes the postcode of this property is: PE11 1JR

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.
WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME
WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

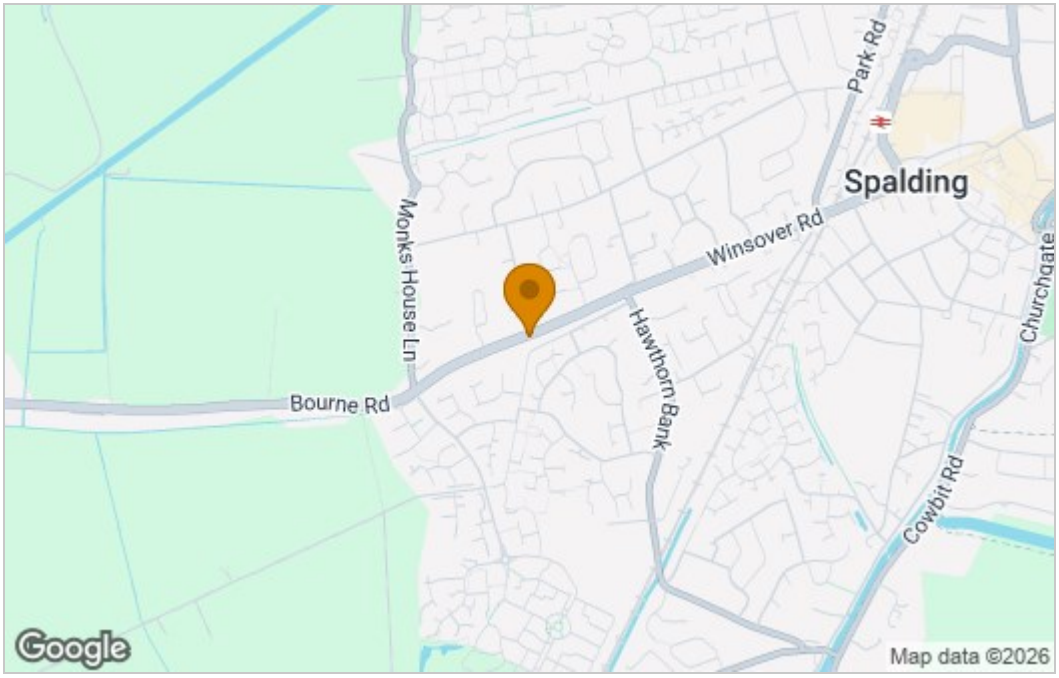
Verified Material Information

Council tax band: A
Property construction: Brick
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: As stated by Ofcom, standard, superfast and ultrafast are available
Mobile coverage: As stated by Ofcom, EE is good outdoor and variable in home, O2, Three & Vodafone are good outdoor

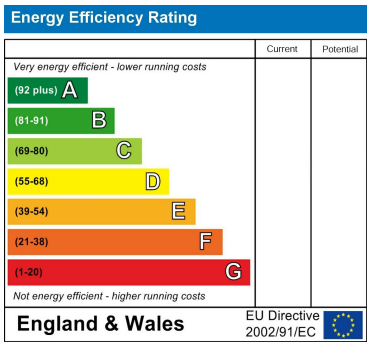
Parking: Driveway Building safety issues:
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Energy Performance rating: B

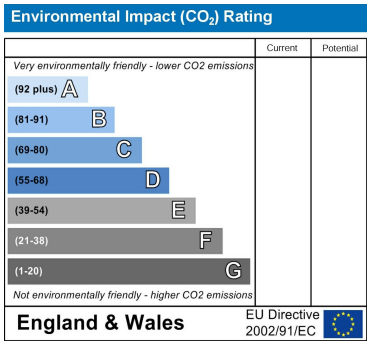
Floor Plan

Area Map



Energy Efficiency Graph





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