ARK PROPERTY

63 Westlode Street, Spalding, PE11 2AE

£725 Per Calendar Month

TO LET TWO BEDROOM TERRACED COTTAGE WITH ORIGINAL FEATURES...

The cosy accommodation comprises of a lounge with feature fireplace, beamed ceiling and stairs leading to the first floor, a kitchen diner with an exposed brick fireplace, two bedrooms and a bathroom. The property is situated right in the heart of Spalding Town Centre close to amenities and schools. Available end of September, Council Tax Band A, Deposit £836.53.

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Lounge 14'02" x 11'06" (4.32 x 3.51)
Wooden window to the front aspect. Feature ornate fireplace with complimentary cupboards to either side.. Original beamed ceiling. Wooden flooring. Stairs leading to the first floor landing with storage area underneath. Television point. BT point.

Kitchen Diner 14'02" x 9'09" (4.32 x 2.97)
Two wooden windows to the rear aspect. Door leading into the rear garden. A range of fitted wooden base and wall units. Stainless steel sink unit, part tiled walls. Space for washing machine. Feature exposed brick fireplace.

Landing
Doors leading to the two bedrooms and the bathroom.

Master Bedroom 14'01" x 11'05" (4.29 x 3.48)
Sash window to the front aspect.

Bedroom Two 9'10" x 4'10" (3.00 x 1.47)

Bathroom
Velux window to the rear aspect. Three piece suite comprising a toilet, wash hand basin and shower cubicle. Tiled splashback.

Rear Garden
The rear garden is fully enclosed with a lawn area, patio area and standing for a storage shed.

Property Postcode
For location purposes the postcode of this property is: PE11 2AE

Viewings
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 referral 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.

Holding Deposit
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

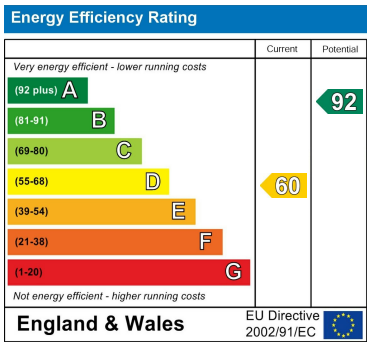
Council tax band: A
Property construction: Brick
Electricity supply: Mains
Solar Panels: N/A
Other electricity sources: N/A
Water supply: Mains
Sewerage: Mains
Heating: Electric
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available
Mobile coverage: As stated by Ofcom, EE & Three are good outdoor and indoor, O2 and Vodafone is good out door and variable in home.

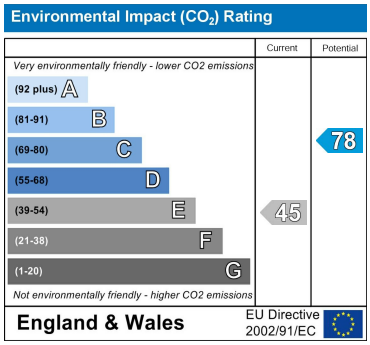
Parking: On Street
Building safety issues: N/A
Restrictions: N/A
Public right of way: N/A
Flood risk: very low. Rivers and the sea - Low. Other flood risks - Groundwater - flooding from groundwater is medium in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk:
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.
Accessibility and adaptations: N/A
Coalfield or mining area: N/A
Energy Performance rating: D

Floor Plan

Area Map

Energy Efficiency Graph





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