



16 Six House Bank, West Pinchbeck, PE11 3QG

£900 Per Calendar Month

Ark Property Centre are delighted to offer this well-presented three-bedroom semi-detached home, situated in the highly sought-after village of West Pinchbeck.

The accommodation comprises an entrance hallway with stairs leading to the first-floor landing, a spacious living room, a kitchen/diner, and a convenient downstairs cloakroom. To the first floor, there are three good-sized bedrooms, a family bathroom, and a generous landing area.

Externally, the property benefits from a good-sized rear garden and off-road parking.

(Council Tax Band B, Deposit: £1038.46)

Entrance Hall

Double glazed door, laminated floor, carpeted stairs to first floor landing, skirting board, magnolia walls, white skimmed ceiling.

Lounge 11'8" x 14'7" (3.555 x 4.435)

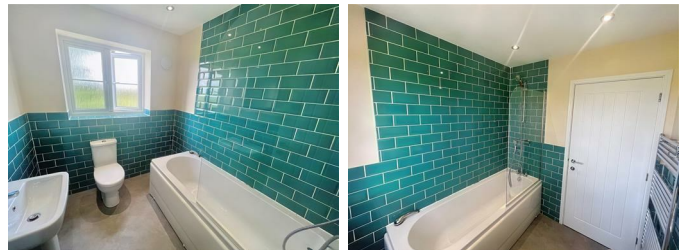
Double glazed window, carpet, skirting board, magnolia walls, white skimmed ceiling, fuse board, tv point.

Kitchen/Diner 11'8" x 15'3" (3.561 x 4.651)

Fully fitted kitchen with a matching range of base and eye level units with worktop over, fitted stainless steel sink with mixer tap, single stainless steel electric oven, stainless steel electric hob, chimney stainless steel extractor fan, power sockets. Window & double glazed french doors to rear garden, Laminate flooring, magnolia walls, white plain ceiling, fuse board, tv point. Door to WC.

W/C 3'4" x 4'4" (1.014 x 1.331)

Fitted with a wash hand basin and WC, Tiled splashback, Laminate flooring, magnolia walls, white skimmed ceiling.

Bathroom 7'5" x 6'4" (2.256 x 1.925)

Fully fitted bathroom suite comprising of bath with shower over, wash hand basin, WC, finished off with Tiled splashback, Lino flooring, magnolia walls, white skimmed ceiling, double glazed window.

Bedroom One 8'7" x 13'5" (2.605 x 4.088)

Double glazed window, carpet, skirting board, magnolia walls, white skimmed ceiling.

Bedroom Two 8'6" x 12'10" (2.599 x 3.899)

Double glazed window, carpet, skirting board, magnolia walls, white skimmed ceiling.

Bedroom Three 8'8" x 7'5" (2.639 x 2.258)

Double glazed window, carpet, skirting board, magnolia walls, white skimmed ceiling.

Property Postcode

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

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: B

Property construction: Brick built

Electricity supply: Mains

Water supply: Anglian Water

Sewerage: Mains drainage

Heating: Air Source Heat Pump

Broadband: As stated by Ofcom: Standard and Superfast.

Mobile coverage: As stated by Ofcom, Indoor - EE is None over Voice and Data. Three is None over Voice and Data, O2 is None over Voice and Data. Vodafone is None over Voice and 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

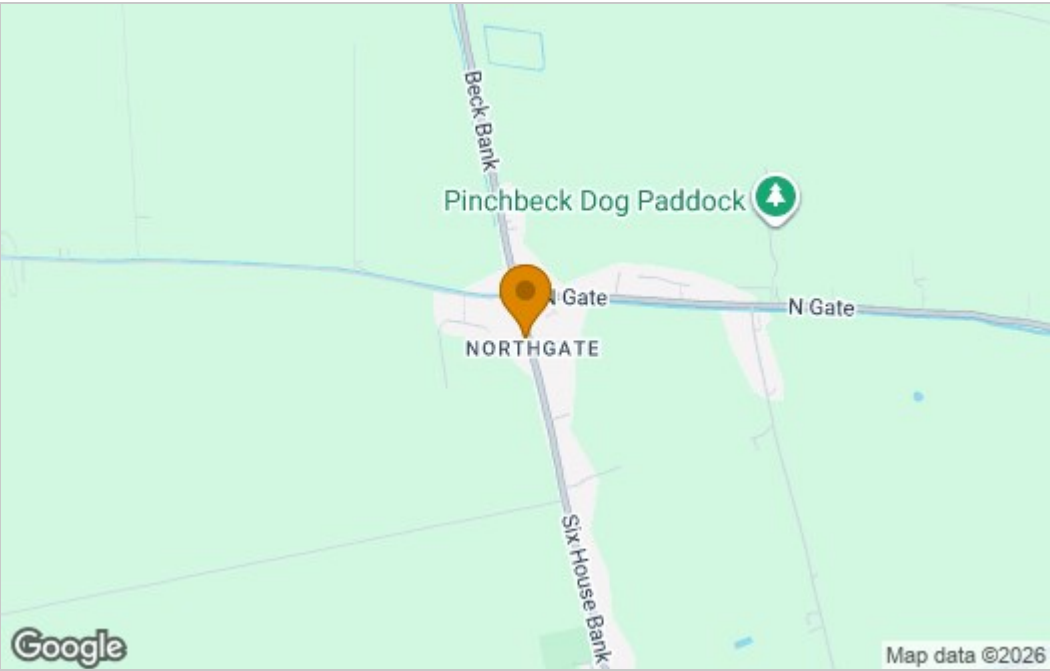
Public right of way: No

Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Energy Performance rating: B

Floor Plan

Area Map



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

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Energy Efficiency Graph

