ARK PROPERTY









24a Green Lane, Lincolnshire, PE11 2YD

£925 Per Calendar Month

TO RENT: THREE BEDROOM HOUSE IN TOWN CENTRE LOCATION

Three bedroom semi detached property is conveniently situated within easy access to Spalding town centre with its selection of shops and amenities and is located close to the railway and bus station. This modern accommodation comprises of a lounge, kitchen, cloakroom, three bedrooms and a bathroom. The property benefits from an enclosed rear garden and two allocated parking spaces.

DEPOSIT: £1067.30 COUNCIL TAX BAND: B South Holland Council

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall
Upvc entrance door into hallway. Skimmed ceiling. Radiator with thermostatic valves. Stairs to first floor with wooden hand rail. Telephone point

Lounge



Upvc window to front aspect. Skimmed ceiling. Radiator with thermostatic valves. Television aerial point. Telephone point. Central heating controls. Understairs cupboard

Kitchen



Upvc window and glazed door to rear aspect. Fully fitted kitchen with a combination of wall and base units. Worktop with matching upstands. Stainless steel 'one and a half' bowl sink with drainer. Stainless steel oven, hob and extractor over. Combination 'A Rated' boiler. Vinyl flooring.

Cloakroom
Cloakroom with toilet and hand wash basin with tiled splash back. Vinyl flooring. Skirting boards. Skimmed ceiling. Radiator with thermostatic valves. Extractor fan.

Bedroom One



Upvc to front elevation. Skimmed ceilings. Radiator with Thermostatic valves. Television point. Skirting boards.

Bedroom Two



Upvc window to rear aspect. Skimmed ceilings. Radiator with thermostatic valves. Skirting Boards

Bedroom Three
Upvc window to rear aspect. Skimmed ceilings. Radiator. Skirting Boards

Bathroom



A white three piece suite comprising of toilet, hand wash basin with tiled splash back and panelled bath with electric shower over. Part tiled walls. Radiator with thermostatic valves. Skimmed ceiling. Vinyl flooring. Extractor fan.

Gardens

The property has a garden to the front with steps up to the entrance door.
The rear garden is fully enclosed with a patio area (the gardens will be seeded). Off road parking for two cars. Outside tap. Outside security lighting.

Property Postcode

For location purposes the postcode of this property is: PE11 2YB

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.

Rental Fees

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.

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.

Verified Material Information

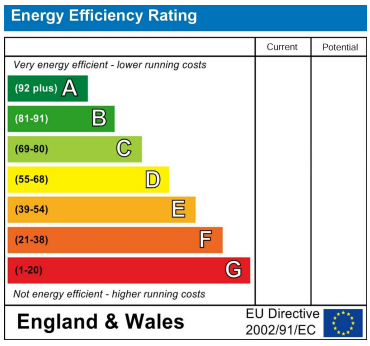
Council tax band: B
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available
Mobile coverage: As stated by Ofcom, EE, O2, Three are likely over voice an data and Vodaphone is limited over voice and data.
Parking: Two allocated parking spaces
Energy Performance rating: B

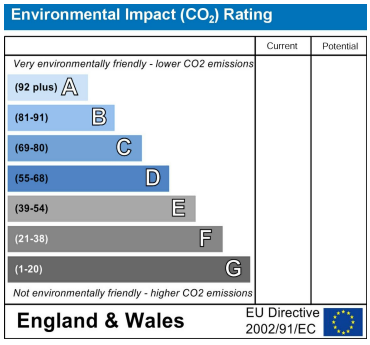
Floor Plan

Area Map



Energy Efficiency Graph





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