



## **39 Pennygate, Spalding, PE11 1NL**

**£1,100 Per Calendar Month**

Located close to Spalding town centre, the ground floor offers a bright lounge/diner, separate dining room, fitted kitchen, and a convenient downstairs shower room.

Upstairs, there are three generous double bedrooms (with one bedroom accessed via the second) plus a single bedroom and a family bathroom.

Outside, the property benefits from a driveway to the front and a good-sized rear garden, ideal for outdoor enjoyment.

£1269.23 Deposit, Council Tax Band B, Available December 2025.

### Entrance Hall

The entrance door leads into the hallway with stairs to first floor and access in to the lounge, shower room and dining room.

### Kitchen



Fully fitted kitchen with a selection of base and wall units with work top over. Inset stainless steel one and a quarter bowl with drainer unit. Integrated oven with gas hob and stainless steel extractor over. Space for fridge freezer. Tiled flooring.

### Lounge/Diner



Windows to rear aspect. Carpeted flooring with skirting boards.

### Shower Room

Window to front aspect. White bathroom suite comprising toilet, hand basin, walk in shower. Part tiled walls. Tiled flooring.

### Bedroom One

Window to front elevation. Vinyl flooring with skirting boards. Radiator.

### Bedroom Two



Window to rear elevation. Carpeted flooring with skirting boards. Radiator. Door leading to third bedroom.

### Bedroom Three



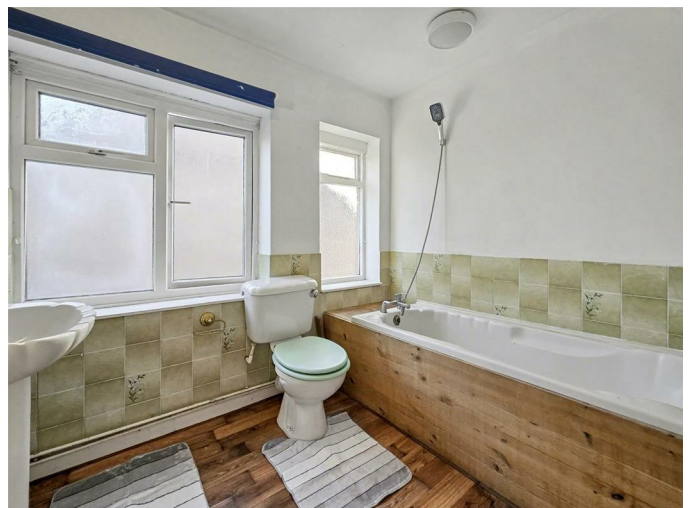
Window to rear and side elevation. Vinyl flooring with skirting boards. Radiator.

### Bedroom Four



Window to rear elevation. Vinyl flooring with skirting boards. Radiator.

### Bathroom



Frosted window to side. Bathroom suite comprising toilet, hand basin, bath with shower over. Part tiled walls. Vinyl flooring.

## Exterior



To the rear of the property is a fully enclosed garden and patio, two outbuildings along with a shed.

## Front



To the front is gardens, a car port and off road parking.

## Property Postcode

For location purposes the postcode of this property is: PE11 1NL

## 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

Electricity supply: Mains

Other electricity sources: N/A

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: As stated by Ofcom,

Mobile coverage: As stated by Ofcom, EE & Three- good outdoor and in home, O2- good outdoor and variable in home, Vodafone- good outdoor.

Parking: Driveway

Building safety issues: N/A

Restrictions: No

Public right of way: No

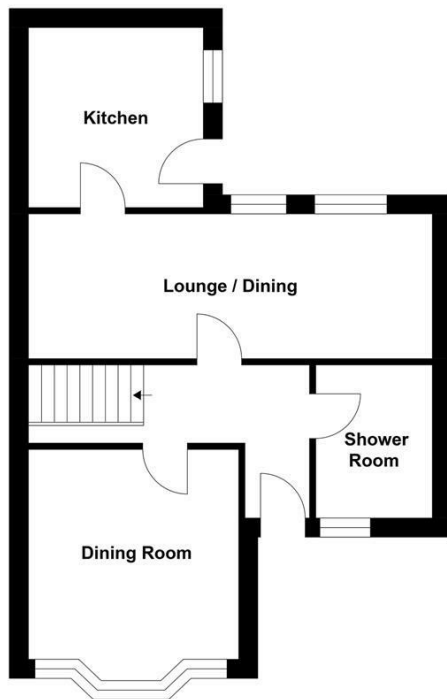
Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

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

Accessibility and adaptations: N/A

Energy Performance rating:

## Floor Plan



**Ground Floor**



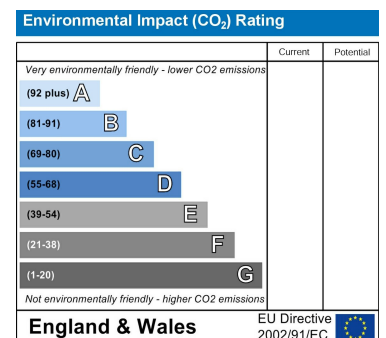
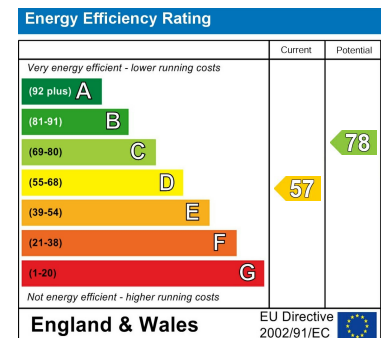
**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Area Map



## Energy Efficiency Graph



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

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