



1 Carnoustie Court, Spalding, PE12 9QP

£1,450 Per Calendar Month

Available to let is this beautifully presented four-bedroom detached family home, located in the sought-after town of Sutton Bridge, offering ample living space. The accommodation comprises four generously sized double bedrooms, including a master bedroom with en-suite, plus a modern family bathroom. The ground floor features a large kitchen/diner ideal for entertaining, downstairs cloakroom and a utility room and a bright and airy lounge, and a dining room. Externally, the property benefits from a landscaped rear garden—perfect for outdoor living—and off-road parking to the front, along with a double garage providing additional storage or secure parking. Available now, £1679.07 deposit, Council Tax Band D.

Entrance Hall



Staircase to the first floor. Oak flooring. Radiator.

Lounge 17'5" x 11'10" (5.31m x 3.61)



Upvc double glazed bay window to the front aspect. Oak flooring. Two Radiators.

Dining Room 3.68m x 3.12



Upvc double glazed window to the rear. Oak flooring. Radiator

Kitchen 5.46m x 3.63



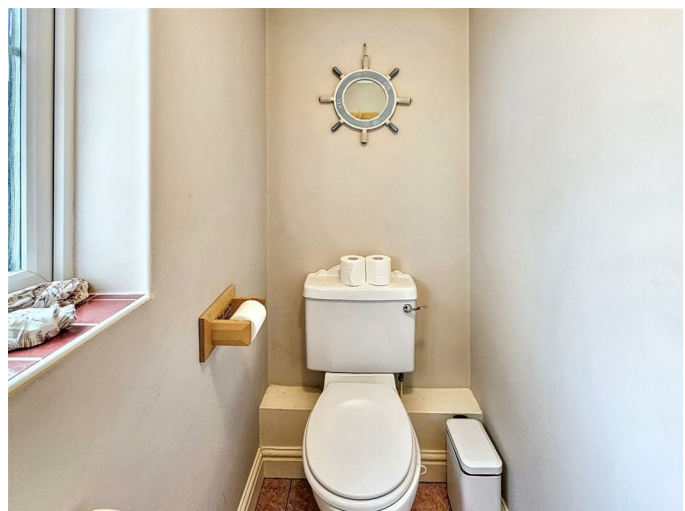
Matching base and eye level units with roll edge worktop over. Fitted range of base units, work tops over, breakfast bar area and matching wall units. Inset sink and drainer with mixer tap. Integrated dishwasher, eye level double oven, gas hob with glass splash back and extractor. Wood effect laminate flooring. Upvc double glazed window and French doors to rear.

Utility Room 2.36m x 2.36



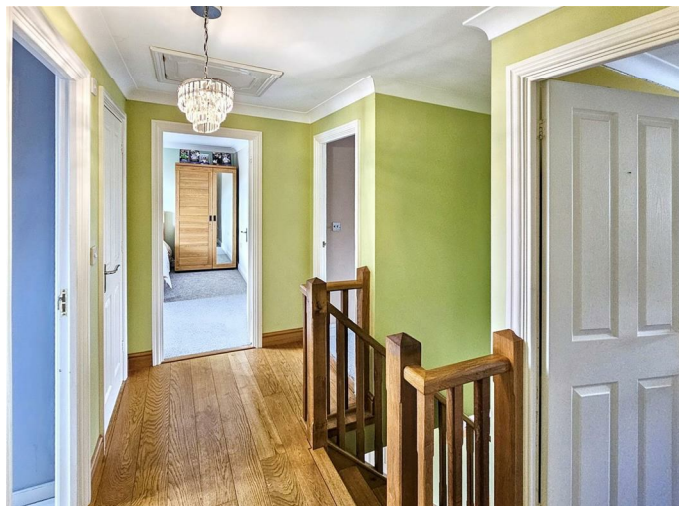
Upvc double glazed door to the side. Fitted base units with work tops over. Stainless steel sink and drainer. Tiled splash backs. Space for washing machine and tumble drier. Radiator. Wood effect laminate flooring. Door leading to the garage.

Cloakroom



Upvc double glazed window to the rear. Fitted white wc and hand basin with tiled splash back. Tiled floor. Radiator.

Landing



Built in airing cupboard. Oak flooring.

Bedroom One 14'2" x 11'10" (4.32m x 3.62)



Upvc double glazed bay window to the front. Fitted double wardrobes. Radiator. Carpeted.

En-suite



Upvc double glazed window to the front. Fitted modern white suite comprising conceal cistern wc and hand basin set to vanity unit plus tiled and glazed double shower cubicle. Heated towel rail. Part tiled walls. Tiled floor.

Bedroom Two 4.06m x 3.63



Upvc double glazed window to the rear. Radiator. Carpeted.

Bedroom Three 3.89m x 2.84



Upvc double glazed window to the front. Radiator. Carpeted.

Bedroom Four 4.32m x 2.84



Upvc double glazed window to the rear. Radiator. Carpeted.

Bathroom

Upvc double glazed window to the rear. Fitted modern white suite comprising conceal cistern wc and hand basin set to vanity unit plus free standing bath with shower mixer tap. Chrome heated towel rail. Tiled floor.

Exterior



Block paved driveway giving off road parking and access to the property and garage. Lawned garden area with inset tree and shrubs. Outside lighting. Tall hand gate and pathway to the side of the property giving access to the rear garden.

Integral Double Garage 5.49m x 5.08

Up and over garage doors. Power and lighting. Wall mounted gas fired boiler. Access door to utility room.

Property Postcode

For location purposes the postcode of this property is: PE12 9QP

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.

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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: D

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

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 & Three are not available for voice or data, O2 is limited for voice and data and Vodafone is limited to voice and not available for data

Parking: Driveway and Double Garage

Building safety issues: No

Restrictions: None

Public right of way: None

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.

Coastal erosion risk: No

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

Accessibility and adaptations:

Coalfield or mining area: No

Energy Performance rating: C

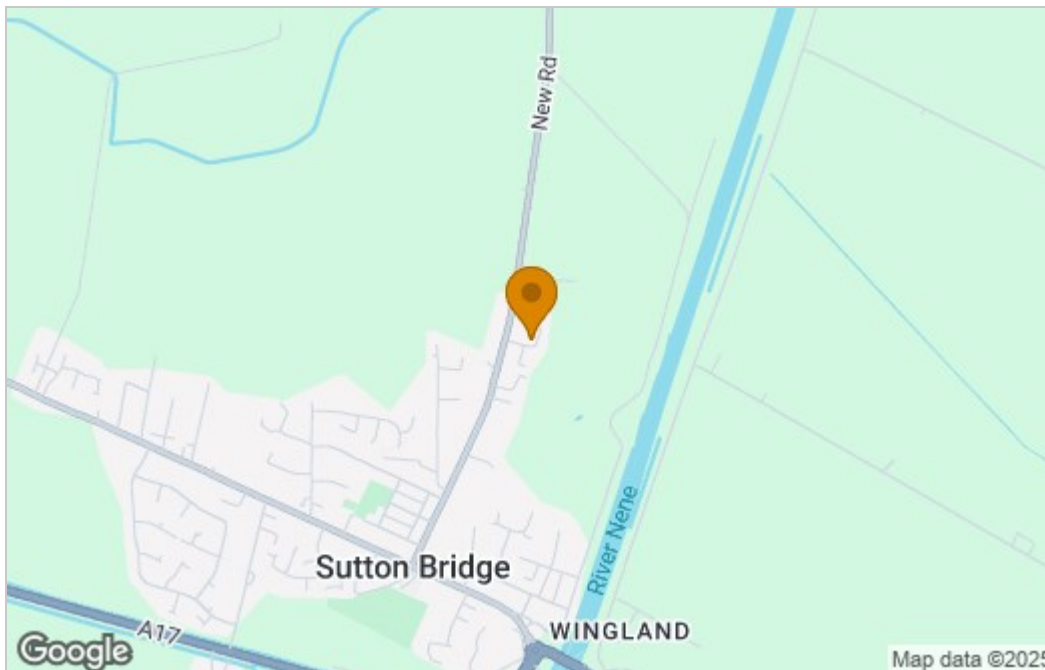
Disclaimer

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

Floor Plan



Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

