ARK PROPERTY

8 Pankhurst Close, Lincs, PE11 1RG

£895 PCM

A well-kept two-bedroom mid-terrace house now available to rent. Downstairs features a comfortable lounge, a kitchen/diner with doors to the rear garden, and a handy WC. Upstairs, there are two double bedrooms and a modern bathroom. Additional benefits include two allocated parking spaces, double glazing, and gas central heating. Positioned within easy reach of shops, schools, and public transport links, this home is ideal for professionals, couples, or a small family. Deposit £1032.69.

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Entrance Hall 4'0" x 4'0". (1.22m x 1.22m.)

Composite door with stairs to first floor. Carpet flooring. Fuse board. Broadband point.

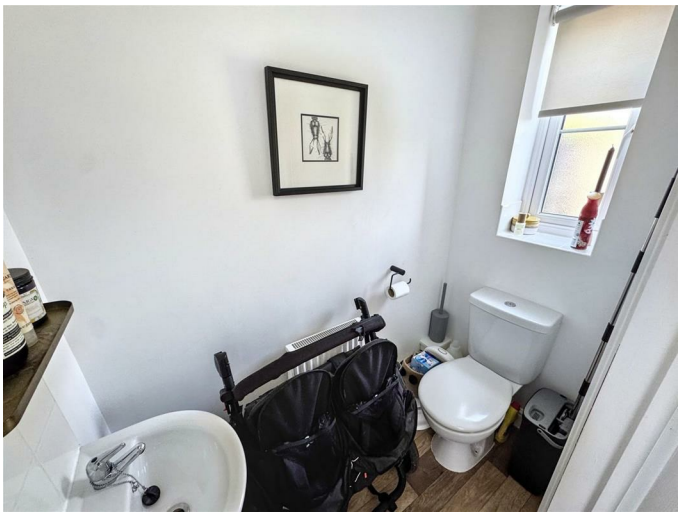
Lounge 12'1" x 11 (3.68m x 3.35m)

Carpet flooring, skimmed walls and ceiling. Upvc window. Storage cupboard.

Kitchen 13'2" x 13'0" (4.02 x 3.97)

Fitted kitchen with upper and lower units. Built in cooker with space for fridge/freezer and washing machine. Lino flooring. Upvc door to garden.

Cloakroom 5'1" x 2'1" (1.55 x 0.64)



WC unit and hand wash basin. Skimmed ceiling and walls with tiled splashback. Upvc window.

Stairs & Landing 6'10" x 7'1" (2.1 x 2.16)

Wooden stair rail and banister.

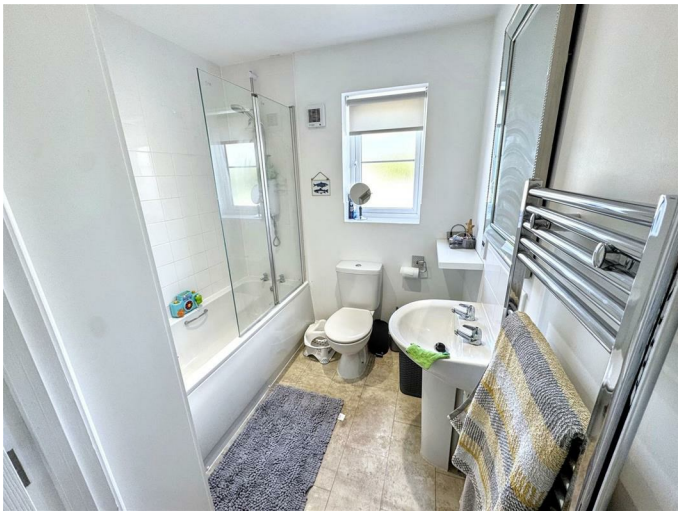
Bedroom One 13'2" x 10'1" (4.02 x 3.08)

Carpet flooring, skimmed walls and ceiling. Upvc window. Storage cupboard.

Bedroom Two 14'1" x 7'1" (4.3 x 2.16)

Carpet flooring, skimmed walls and ceiling. Upvc window.

Bathroom 6'0" x 6'0" (1.84 x 1.85)



Three piece suite bathroom with WC unit, hand wash basin and bath unit with electric shower. Upvc window. Lino flooring. Skimmed walls and ceiling with tiled splashback.

Exterior

Enclosed rear garden with wooden fencing surround. Gate. Allocated parking space.

Property Postcode

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

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.

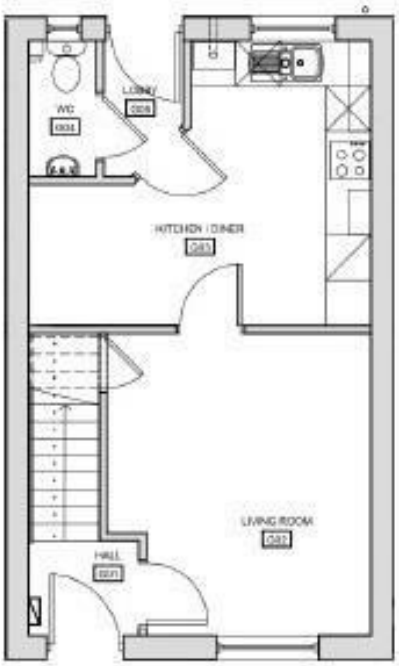
Disclaimer

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.

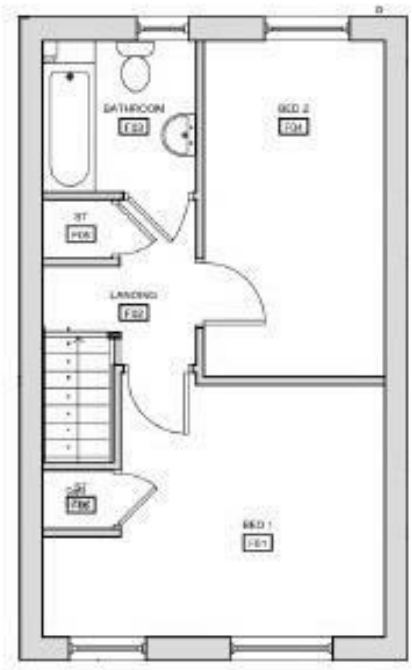
Verified Material Information

Council tax band: A, as stated by Gov.uk
Property construction: Brick
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas Mains
Broadband: As stated by Ofcom, standard and superfast available, Ultrafast is not available
Mobile coverage: As stated by Ofcom, Indoor EE, Three and Vodafone are likely over voice and data, O2 is likely over voice and limited over data. Outdoor EE, Three, o2 and Vodafone are likely over voice and data
Parking: 2 allocated spaces
Building safety issues: no
Restrictions: no
Public right of way: no
Flood risk: Surface water - very low. Rivers and the sea - medium. 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.
Coalfield or mining area: No
Energy Performance rating: B

Floor Plan

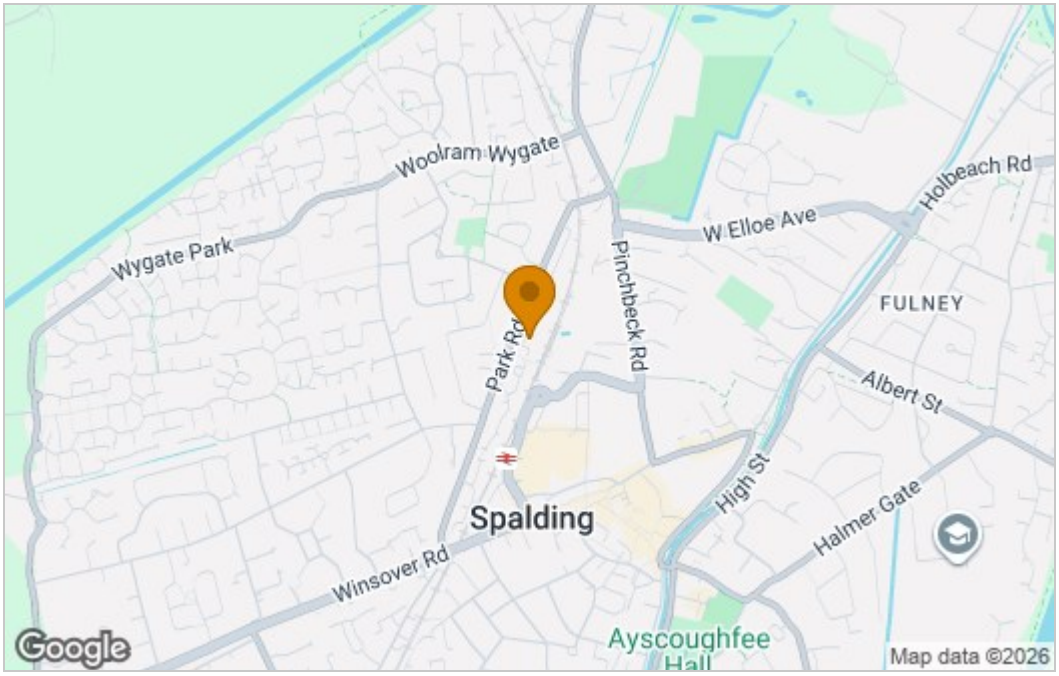


GROUND FLOOR

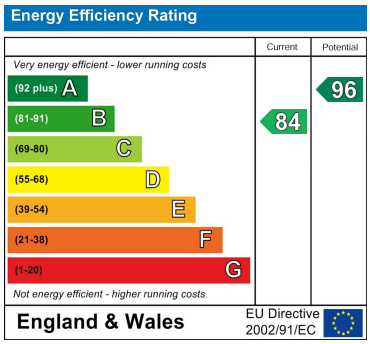


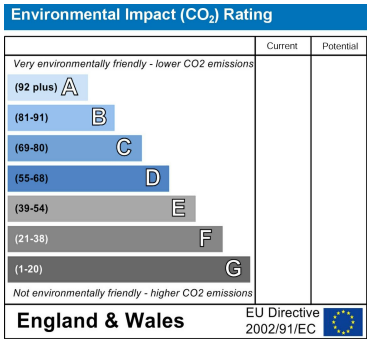
FIRST FLOOR

Area Map



Energy Efficiency Graph





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