



34 Somerville, Peterborough, PE4 5BB

£925

A modernized two-bedroom semi-detached house is available for rent in the sought-after area of Werrington. The property includes an allocated parking space and features an enclosed, low maintenance rear garden. Inside, the house has been fully refurbished and offers a well-designed layout comprising an entrance hallway, a kitchen, a living room, two bedrooms, and a bathroom.

A viewing is highly advised!

Available straight away - Deposit: £1067.00 - Council Tax Band: A

Entrance Hallway

Entrance door to front aspect. Vinyl flooring. Cupboard. Door to kitchen and living room.

Kitchen



Upvc window to front aspect. Base and wall units with worksurface over. Sink with drainer and mixer tap over. Fitted oven with electric hob over. Part tiled splashback walls. Freestanding fridge freezer. Space and plumbing for washing machine. Vinyl flooring.

Living Room



Upvc door and window to rear aspect. Carpeted. Electric radiator. Stairs to first floor landing.

Landing



Carpeted.

Bedroom One



Upvc window to rear elevation. Carpeted. Electric heater.

Bathroom



Upvc window to side elevation. Panelled bath with shower over and shower screen. Toilet. Wash hand basin set in vanity unit. Part tiled walls. Vinyl flooring.

Bedroom Two



Upvc window to front elevation. Carpeted. Electric Radiator.

Front Garden

One allocated parking space. Gated side access to the rear garden.

Rear Garden



Enclosed rear garden with raised gravelled area with a patio area ideal for seating and entertaining.

Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: No charge
Property construction: Brick
Electricity supply: TBC
Solar Panels: No
Other electricity sources: Electric Radiators
Water supply: Anglian Water
Sewerage: Mains
Heating: Electric Heating
Heating features: None
Broadband: As stated by Ofcom,
Mobile coverage: As stated by Ofcom,
Parking: One Allocated Parking space.
Energy Performance rating: D

Property Postcode

For location purposes the postcode of this property is: PE4 5BB

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 to 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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WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Ark Property Centre

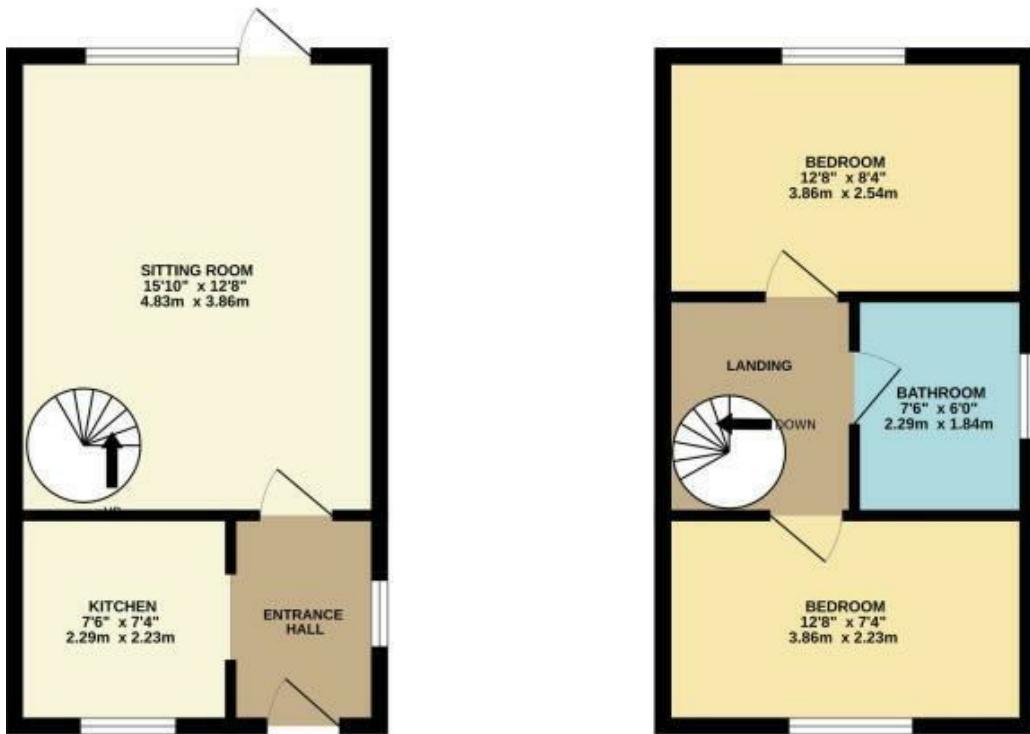
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



TOTAL FLOOR AREA: 587 sq.ft. (54.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph

