



6 Teal Grove, Cowbit, PE12 6XG

£1,395 PCM

SPACIOUS DETACHED THREE BEDROOM BUNGALOW IN A QUIET CUL-DE-SAC LOCATION. Ark Property Centre are delighted to offer this three bedroom detached bungalow located in the quiet village of Cowbit with easy road links to the city of Peterborough and the market town of Spalding. The property comprises of an entrance hall, lounge, dining room, conservatory, kitchen, utility, bathroom, three bedrooms, en suite to master and a double garage. Benefitting from having gas central heating, plenty of off road parking and storage space and upvc double glazing. Council Tax band D, £1609.61 Deposit.

Entrance Hallway

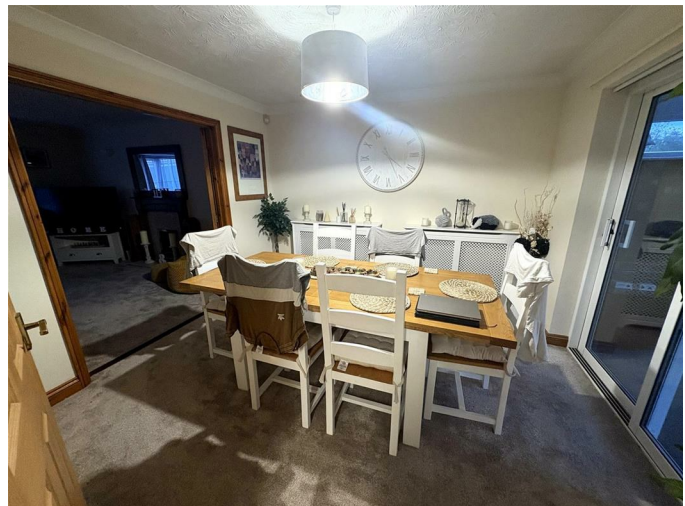
Half glazed Upvc entrance door into the hall, wood flooring, skirting, textured and coved ceiling. Radiator with central heating control panel to the wall. Phone/internet point. Large storage cupboard housing hot water cylinder and oft hatch.

Lounge 16'2" x 15'8" (4.95 x 4.80)

Carpet flooring, skirting, textured and coved ceiling. Upvc bow window to the front aspect. Doors to the hallway and dining room. Range of power points with television point and satellite tv point. Two radiators.

Kitchen 11'10" x 9'10" (3.61 x 3)

Fully fitted kitchen with doors to the hallway and dining room. Built in cooker, oven and gas hob with extractor overhead. Integrated fridge and dishwasher. Upper and lower units with work surfaces and 1 & ¼ bowl sink. Wood flooring with skirting, textured and coved ceiling. Upvc window to the rear aspect of the property. Fluorescent strip lighting.

Dining Room 10'9" x 11'6" (3.3 x 3.51)

Carpet flooring with skirting, textured and coved ceiling. Glazed sliding doors to the conservatory. Radiator and television point.

Utility 5'4" x 8'8" (1.63 x 2.66)

Lino flooring with skirting, textured and coved ceiling. Upvc window to the side with Upvc half glazed door to the garden. Fluorescent strip lighting and radiator. Plumbing and space for washing machine and tumble dryer.

Conservatory 12'1" x 10'6" (3.69 x 3.21)

Brick and Upvc construction with wall lights, power point, television point and a Upvc door to the garden.

Family Bathroom 10'10" x 7'4" (3.32 x 2.25)

Lino flooring, skirting, textured and coved ceiling. Upvc window to the side with obscured glass. Half tiled walls with a shower cubical and mains shower. Bath unit with hot and cold taps. Ceramic WC and hand wash basin. Radiator, roller blind and extractor fan.

Bedroom One 10'10" x 12'3" (3.32 x 3.74)

Carpet flooring with skirting, textured and coved ceiling. Upvc window to the front aspect, range of power points. Built in wardrobe space. Radiator. Door to En-Suite.

Bedroom Two 11'10" x 10'9" (3.61 x 3.3)

Carpet flooring with skirting, textured and coved ceiling. Upvc window to the rear aspect of the property. Radiator and power points.

Bedroom Three 8'11" x 11'10" (2.73 x 3.61)

Carpet flooring with skirting, textured and coved ceiling. Upvc window to the rear aspect of the property. Radiator and power points.

En-Suite

Lino flooring with half tiled walls, skirting, textured and coved ceiling. Shower cubical with mains

shower. Ceramic WC and hand wash basin. Upvc window to the side aspect with obscured glass. Shaver point and radiator.

Double Garage

Integral double garage with two up and over doors. Power and lighting. Window. Water softener. Gas fired central heating boiler.

Exterior

The bungalow is approached via a large gravel driveway with ample parking space with a lawn to the side. A side gate with access to the fully enclosed rear and side garden with lawn and patio area, wooden fencing and wooden garden shed. Benefitting from outside lighting and water tap.

Property Postcode

For location purposes the postcode of this property is: PE12 6XG

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: D

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: As stated by Ofcom, Standard and superfast are available

Mobile coverage: As stated by Ofcom, EE and Vodafone are good outdoor and variable in home, O2 is good outdoor and in home, Three is good outdoor,

Parking: Driveway and double garage

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - low. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - There is a risk of flooding from reservoirs 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: No

Coalfield or mining area: No

Energy Performance rating: D

Floor Plan



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. 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.
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Area Map



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Energy Efficiency Graph

