



2 Tennants Close, Lincs, PE12 9FU

£900 Per Calendar Month

Ark Property Centre are delighted to offer this three bedroom mid terraced property which is conveniently situated within easy access to Long Sutton town centre with its selection of shops and amenities. The accommodation comprises of an entrance hallway, lounge, kitchen/diner, cloakroom, three bedrooms and a family bathroom. The property benefits from an enclosed rear garden, gas central heating and off road parking. Council Tax Band B, £1038.46, available beginning of November.

Entrance Hall

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

Lounge 14'4" x 11'5" (4.38m x 3.48m)



Upvc windows to front aspect. Television connection point. Telephone point. Skimmed ceiling. Carpeted flooring with skirting boards. Fuse board.

Kitchen/Diner 16'3" x 13'5" (4.97m x 4.10m)



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 electric hob and stainless steel extractor over. Space for fridge freezer. Vinyl flooring.

Lobby with cloakroom

Rear lobby area with access to rear garden. Access to cloakroom with toilet and hand wash basin. Single radiator

Master Bedroom 9'8" x 12'11" (2.97m x 3.94m)



Upvc window to front elevation. Carpeted flooring with skirting boards. Radiator.

Bedroom Two 13'10" x 9'4" (4.24m x 2.87m)



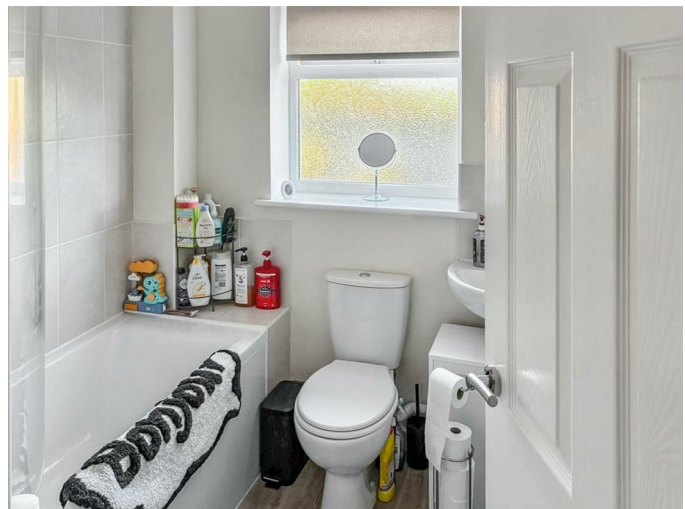
Upvc window to rear elevation. Carpeted flooring with skirting boards. Radiator.

Bedroom Three 7'9" x 9'8" (2.38m x 2.95m)



Upvc window to rear elevation. Carpeted flooring with skirting boards. Radiator.

Bathroom



Frosted window to side. White bathroom suite comprising toilet, hand basin, bathroom with shower screen and shower over. Part tiled walls. Vinyl flooring.

Exterior



To the rear of the property is a fully enclosed garden that will be seeded. There are two car parking spaces to the side.

Property Postcode

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

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 firm's 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: B

Property construction: Brick

Electricity supply: Mains

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 good outdoor and in-home, o2 and Vodafone good outdoor and variable in home, Three good outdoor,

Parking: 2 off-road spaces

Building safety issues: None

Restrictions: None

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.

Coastal erosion risk: No

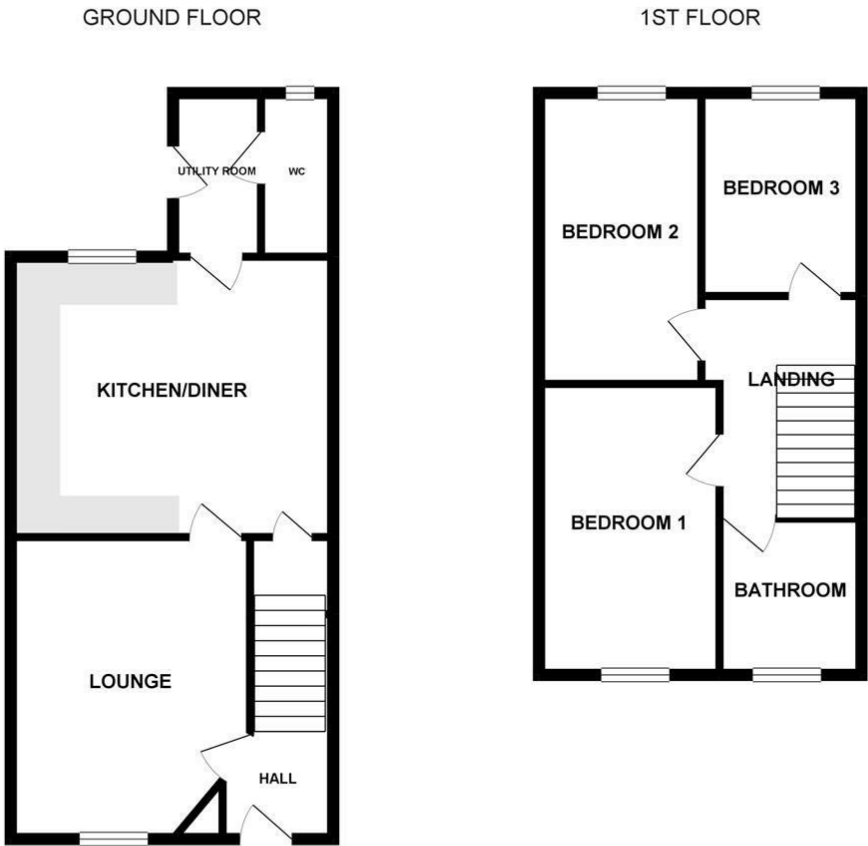
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

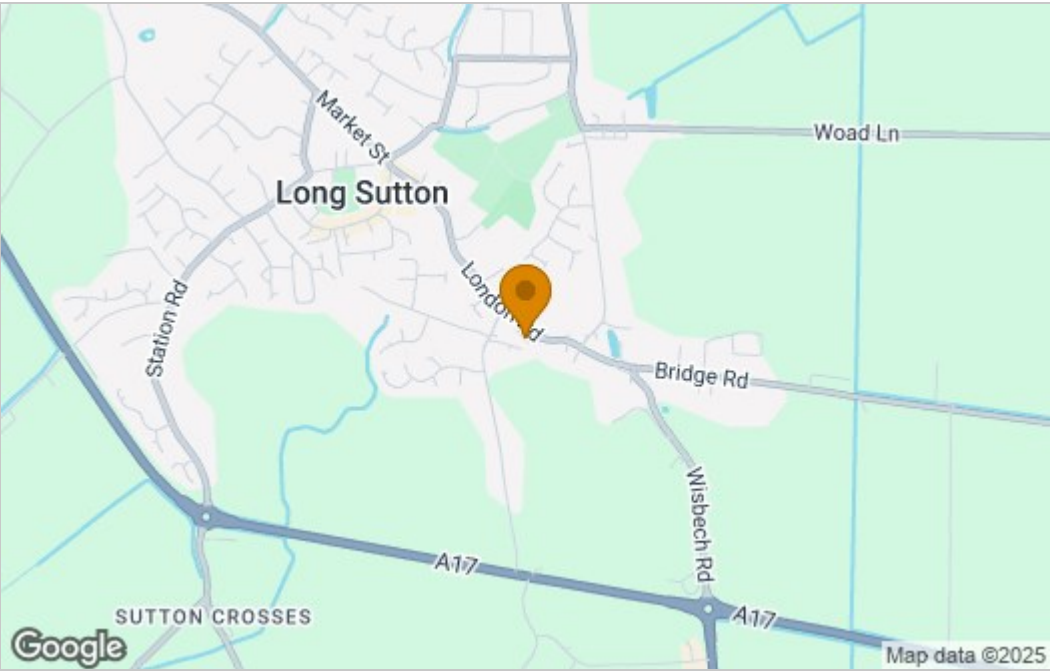
Energy Performance rating: B

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

