



34 Chestnut Avenue, Holbeach, PE12 7NE

£1,200 Per Calendar Month

Ark Property Centre are delighted to offer this link detached house on the popular Chestnut Avenue in Holbeach. Benefiting from three bedrooms and four piece family bathroom to the first floor.

Downstairs offers open plan living with lounge opening to kitchen diner with utility room and cloakroom. French doors open to the rear garden, there is off road parking to front and access to single garage. Council Tax Band C, £1384.61 Deposit, available beginning of October.

Entrance Hall 12'8" x 5'8" (3.88m x 1.73m)

PVCu double glazed entrance door with glazed sidelights. Skimmed ceiling. Radiator. Vinyl flooring. Stairs to first floor landing. Doors to kitchen, diner and lounge.

Lounge 12'4" x 12'0" (3.76m x 3.66m)

PVCu double glazed window to front. Skimmed ceiling. Radiator. Opening to kitchen diner.

Kitchen Diner 18'3" x 11'2" (5.57m x 3.41m)

PVCu double glazed window and French doors with glazed sidelights to rear. Skimmed ceiling with recessed ceiling spotlights. Under stairs cupboard. Vinyl flooring. Radiator. Fitted with a matching range of base and eye level units with peninsula. Worktop space with metro tiled splashback. Ceramic sink and drainer with chrome mixer tap over. Five ring Beko range style cooker with double oven and grill. Integrated dishwasher.

Utility Room 10'11" x 7'8" max (3.35m x 2.34m max)

PVCu double glazed window and door to rear. Skimmed ceiling. Vinyl flooring. Full height cupboard. Worktop space with space and plumbing for washing machine and tumble dryer.

Cloakroom 4'3" x 3'10" (1.31m x 1.19m)

Skimmed ceiling. Wall mounted electric radiator. Fitted wash hand basin with chrome mixer tap over and concealed cistern toilet with push button flush set in vanity unit with tiled splashback.

Landing 8'2" x 7'0" max (2.51m x 2.14m max)

PVCu double glazed window to side. Skimmed ceiling with loft access. Doors to bedrooms and bathroom.

Bedroom One 10'11" x 12'5" (3.33m x 3.80m)

PVCu double glazed window to front. Skimmed ceiling. Radiator.

Bedroom Two 10'11" x 10'8" (3.34m x 3.27m)



PVCu double glazed window to rear. Skimmed ceiling. Radiator. Built in airing cupboard.

Bedroom Three 8'7" x 7'4" (2.62m x 2.24m)



PVCu double glazed window to front. Skimmed ceiling. Radiator.

Bathroom 6'10" x 8'5" (2.09m x 2.57m)



PVCu double glazed window to rear. Skimmed ceiling with extractor fan. Fitted with a four piece suite comprising panel bath with chrome mixer tap. Pedestal wash hand basin with chrome mixer tap over. Close coupled toilet with push button flush. D shape tiled shower cubicle with glass sliding doors with thermostatic bar shower and hand held attachment.

Outside



To the front of the property is a gravel and block paved driveway providing off road parking for multiple vehicles and leading to the single garage with up and over door.

Side gated access leads to the rear garden which is enclosed by timber fence and laid to lawn with generous block paved patio area. There is a timber storage shed and outside tap.

Property Postcode

For location purposes the postcode of this property is: PE12 7NE.

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Verified Material Information

Council tax band: C

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Limited over Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garage

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.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: D59

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.

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 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.

WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME

WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

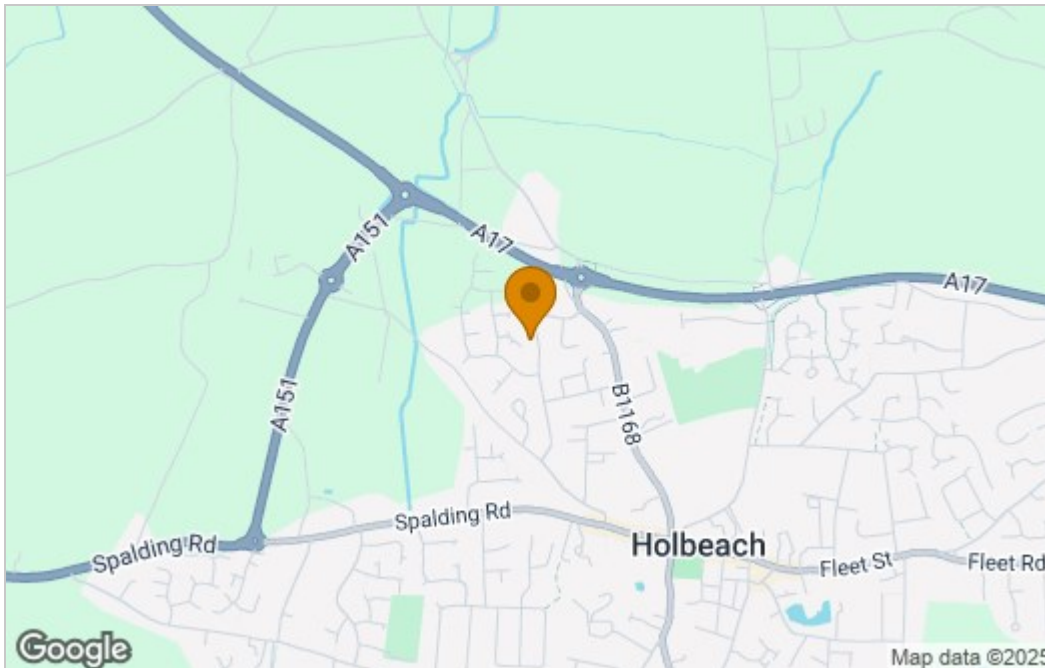
Disclaimer

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



Area Map



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ

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

Energy Efficiency Graph

