



## **12 Walpole Close, Pinchbeck, PE11 3ZD**

**£925 PCM**

TO LET- THREE BEDROOM SEMI DETACHED LOCATED IN THE POPULAR VILLAGE OF PINCHBECK

The property comprises of an entrance hallway, fully fitted kitchen including an integrated fridge/freezer and dishwasher. Spacious lounge/diner, cloakroom three good sized bedrooms with ensuite to master and a family bathroom. The exterior offers a fully enclosed garden and driveway with parking for two vehicles. Available beginning of mid April, Council tax band B. Deposit £1067.30.

**Entrance Hall**

Entrance door, carpet flooring with skimmed ceiling. Radiator, fuse board, doorbell and central heating controls. Power point and telephone point.

**Kitchen 7'11" x 10'4" (2.43 x 3.15)**

Tiled flooring with skimmed ceiling. Fitted kitchen with upper and lower units. Integrated dishwasher, fridge and freezer. Plumbing for washing machine. Built in Bosch cooker, hob and extractor hood. Upvc window to the front aspect. Range of power points, inset ceiling lights and heat alarm to ceiling.

**Lounge/Diner 15'6" x 15'0" (4.73 x 4.58)**

Carpet flooring, skirting and skimmed ceiling. Under stairs storage cupboard. Double fully glazed doors to the rear garden. Two radiators. Range of power points with telephone and television points.

**Cloakroom**

Vinyl flooring, WC and hand wash basin with mixer tap. Skirting and skimmed ceiling with ceiling light. Radiator and extractor fan.

**Stairs & Landing**

Carpet flooring with hand rail and banister. Skirting and skimmed ceiling. Loft hatch and smoke detector.

**Master Bedroom 10'0" x 9'5" (3.05 x 2.89)**

Carpet flooring with skirting and skimmed ceiling.

Upvc window to the rear aspect. Range of power points and television point. Central heating controls. Built in wardrobe with sliding doors.

**En-suite 4'7" x 4'9" (1.41 x 1.45)**

Vinyl flooring with half tiled walls and skimmed ceiling. WC with hand wash basin and mixer tap. Shower cubical with thermostatic rainforest shower. Upvc window to the rear aspect. Inset ceiling lights. Silver towel radiator and shaver point.

**Bathroom 7'11" x 6'2" (2.43 x 1.90)**

Vinyl flooring with half tiled walls and skimmed ceiling. WC with hand wash basin and mixer tap. Bath unit with mains shower. Upvc window to the side aspect. Inset ceiling lights. Silver towel radiator and shaver point.

**Bedroom Two 7'11" x 9'8" (2.43 x 2.96)**

Carpet flooring with skirting and skimmed ceiling. Upvc window to the front aspect. Power points and ceiling light.

**Bedroom Three 6'8" x 6'4" (2.04 x 1.95)**

Carpet flooring with skirting and skimmed ceiling. Upvc window to the front aspect. Power points and ceiling light. Boiler cupboard housing Vaillant Combi Boiler.

**Garden**

Laid lawn garden with patio area and outside light.

**Property Postcode**

For location purposes the postcode of this property is: PE11 3ZD

**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 Postcode**

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

Solar Panels: Yes

Other electricity sources: No

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

Parking: Driveway

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 - This location is outside of a groundwater flood alert 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

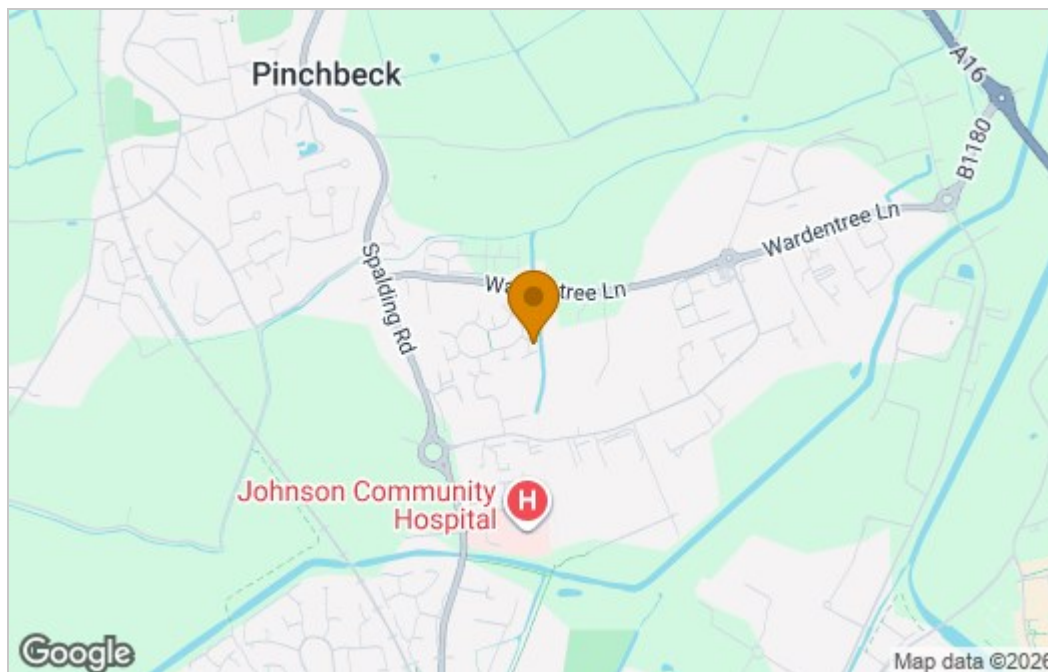
Energy Performance rating: B

**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.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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