



## **48 Smalley Road, Lincs, PE21 0NJ**

**£850 PCM**

**TO LET - A WELL PRESENTED TWO BEDROOM SEMI-DETACHED PROPERTY**

This semi-detached property is just a short drive away from the town centre and close to amenities and Boston Hawthorn Tree Primary School. Accommodation comprises of a entrance hall, lounge, kitchen, first floor landing, two good sized bedrooms and a family bathroom. The property benefits from a enclosed rear garden, with patio and a single garage. Deposit £980.76.

### Entrance Hall

Single radiator. Smoke alarm. Three way light. Brown carpet. Hand rail up the stairs. Telephone point.

### Lounge



Bay window to the front aspect. Dark wood laminate flooring. Thermostat control. Magnolia walls. Three double sockets. Three point spot light. Two television points. Two telephone points. Double radiator.

### Kitchen



Window to the rear aspect. Worcester combi boiler. Integral grill and oven. Integral hob and extractor. Cream units with dark black worktop. Four double sockets. Cooker switch and single socket. Ceramic sink and mixer tap. Four piece light.

### First Floor Landing



Smoke alarm. Three spot lights. Single socket. Loft hatch. Brown carpet.

### Bedroom One



Window to the rear aspect. Brown carpet. Television point. Single radiator. Double socket and a single socket. Light pendant.

## Bedroom Two



Window to the front aspect. Brown carpet. Built-in wardrobe. Two double sockets. Single light pendant. Radiator.

## Bathroom



White three piece suite comprising a wash hand basin, toilet and bath with integral shower over. Spot lights. Chrome towel rail. Tiled flooring. Tiling around the bath.

## Garage

Two double sockets. Double light strips.

## Property Postcode

For location purposes the postcode of this property is: PE21 0NJ

## 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

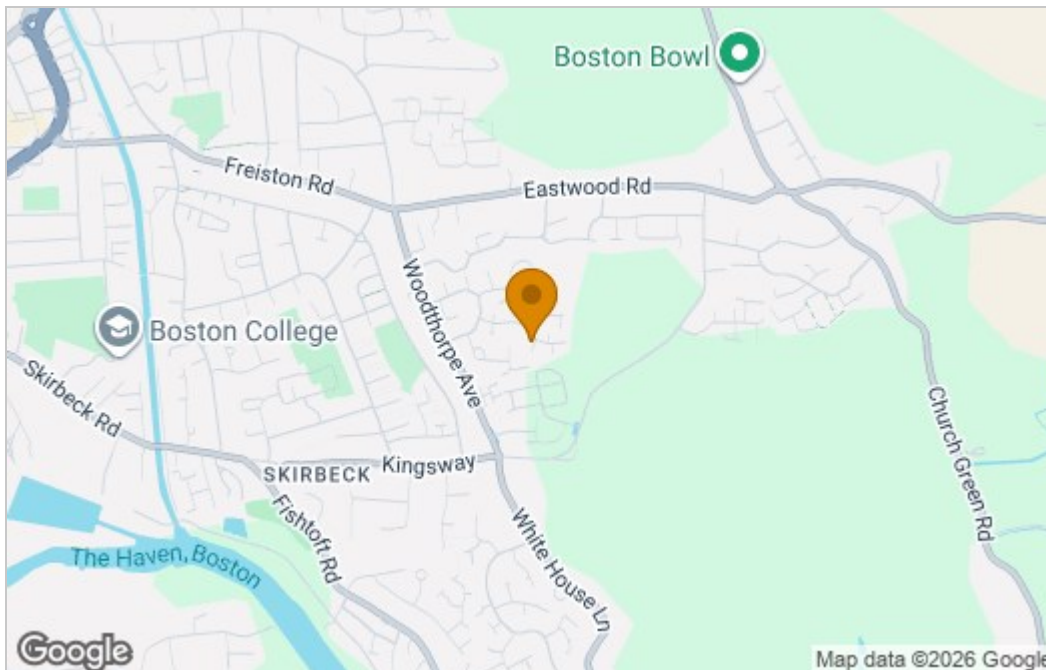
do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

### **Verified Material Information**

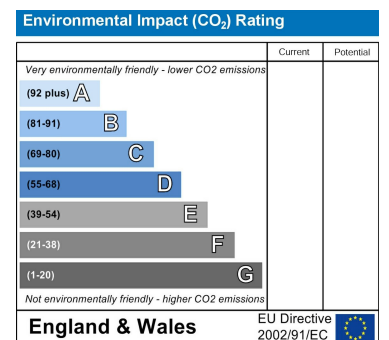
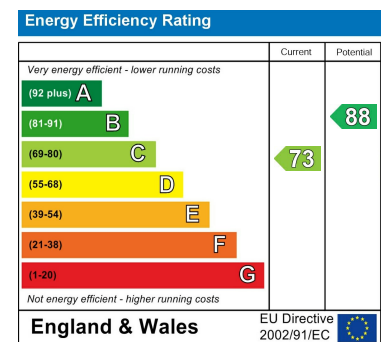
Council tax band: A  
Property construction: Brick  
Electricity supply: Mains  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains  
Sewerage: Mains  
Heating: Gas central heating  
Broadband: As stated by Ofcom, Standard, Superfast and Ultra fast are available  
Mobile coverage: As stated by Ofcom, EE is good outdoor and variable in-home, o2, Vodafone and Three are good outdoor,  
Parking: Driveway and Single Garge  
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 - Flooding from reservoirs is unlikely in this area.  
Coastal erosion risk: No  
Planning permission: Please refer to Boston Borough Council for any relevant planning applications in the area.  
Accessibility and adaptations: No  
Coalfield or mining area: No  
Energy Performance rating: C

## Floor Plan

## Area Map



## Energy Efficiency Graph



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