



18 Dean Close, Weston, PE12 6HG

£925 Per Month

This well-presented 3-bedroom semi-detached home located in Weston is perfect for families or professionals. The property features a spacious and modern kitchen, a bright open-plan lounge/diner ideal for relaxing or entertaining, and three bedrooms comprising two generously sized doubles and a versatile single. Additional benefits include private off-road parking for two vehicles and a spacious rear garden. Conveniently located close to local amenities and transport links, this home offers both comfort and practicality. Don't miss out—arrange a viewing today! Deposit £1067.30.

Entrance Hallway

Composite door with hallway leading to the lounge, kitchen and downstairs WC unit. Stairs to first floor landing. Radiator. Thermostat.

Cloakroom

Wash hand basin. Toilet. Vinyl flooring. Frosted window to the front aspect.

Kitchen 12'2" x 8'6" (3.71m x 2.60m)

Upvc window to front aspect. Base and wall units with work surface over. Integrated oven, hob with stainless steel extractor over, fridge freezer and dishwasher. Vinyl flooring. Heat detector. Spot lighting.

Lounge/Diner 17'1" x 15'3" (5.23m x 4.67m)

Carpet flooring, skirting with skimmed ceiling, Upvc window to rear aspect. Upvc door to the rear aspect. Radiator. Under stairs storage cupboard. Smoke alarm.

Stairway & Landing

Stairs to first floor landing. Carpeted. Skimmed ceiling.

Bedroom One 13'11" x 9'5" (4.25m x 2.89m)

Upvc window to front elevation. Carpeted. Radiator. Thermostat. Skirting with skimmed ceiling.

Bedroom Two 13'6" x 9'5" (4.13m x 2.89m)

Upvc window to rear elevation. Carpeted. Radiator. Skirting with skimmed ceiling.

Bedroom Three 11'6" x 7'6" (3.51m x 2.29m)

Upvc window to rear elevation. Carpeted. Radiator. Skirting with skimmed ceiling.

Bathroom

Upvc window to front elevation. Panelled bath. Part tiled walls. Vinyl flooring, Wash hand basin. Toilet. Spot lighting.

Garden

Laid lawn garden with wooden fencing surround. Access to drive

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.

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.

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

Verified Material Information

Council tax band: A

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains

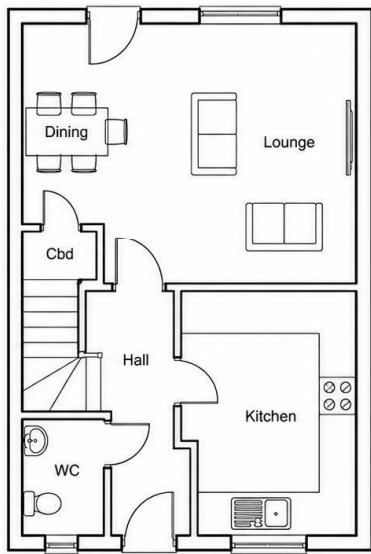
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast are available

Mobile coverage: As stated by Ofcom, EE, Vodafone, Three are none over voice and data and o2 is limited over voice and data indoor and EE, Vodafone, Three and o2 are likely over voice and data outdoor

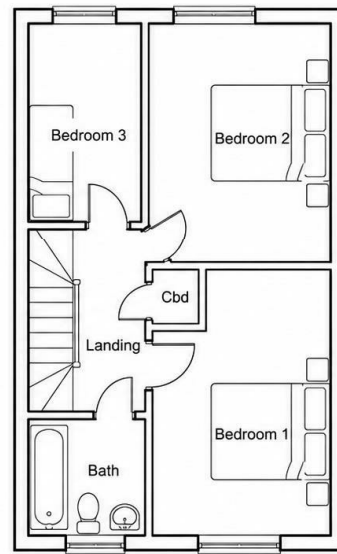
Parking: Two off road parking spaces

Energy Performance rating: B

Floor Plan

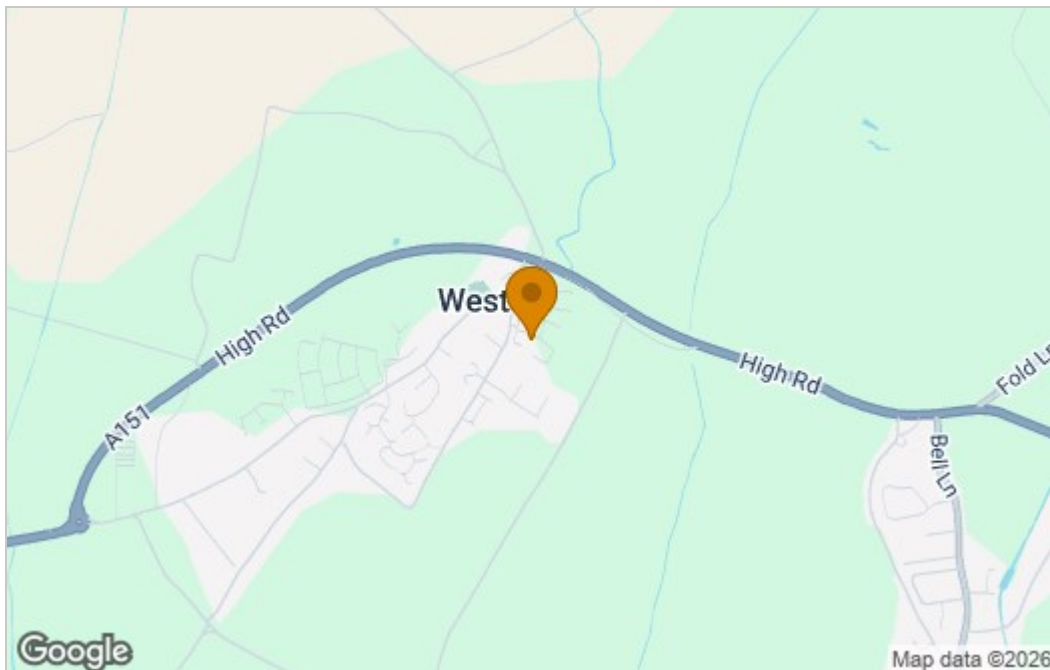


ground floor



first floor

Area Map



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Energy Efficiency Graph

