

## **16 Commercial Road, Spalding, PE11 2HA**

**£210 Per Week**

A well-presented three-bedroom house available to rent in the heart of Spalding, ideally positioned within walking distance of the town centre.

The accommodation comprises an entrance hall, a bright open-plan lounge diner, providing a versatile living and entertaining space. The kitchen is located just off the dining area and offers practical, functional layout. To the rear, the property benefits from a private enclosed garden.

Upstairs, the landing gives access to three bedrooms, including two doubles and one single, along with a family bathroom.

Additional features include street parking and a highly convenient central location, making this property well suited to professionals, couples, or families seeking easy access to local amenities and riverside walks. Council Tax Band A. Deposit £1050.00.

**Entrance Hall 12'4" x 7'4" (3.76 x 2.24)**

Laminate flooring with a UPVC entrance door to the front aspect. Benefiting from useful under-stairs storage, double doors opening into the lounge/diner, and an additional door providing access to the kitchen.

**Kitchen 10'0" x 9'6" (3.05 x 2.90)**

Fitted with lino flooring and a UPVC window to the rear aspect. The kitchen is equipped with an electric oven and hob, tiled splashback, and a range of base and wall units. Plumbing is in place for a washing machine.

**Lounge 12'4" x 11'8" (3.76 x 3.58)**

A comfortable reception room featuring carpeted flooring, a UPVC window to the front aspect allowing for natural light, aerial socket, and a radiator.

**Dining Room 9'10" x 9'6" (3.02 x 2.92)**

Carpeted and well proportioned, with French doors opening onto the rear garden. An archway leads through to the kitchen, creating a practical flow for dining and entertaining. Finished with a radiator.

**Stairs/Landing 6'11" x 3'8" (2.11 x 1.14)**

Carpeted stairs to the first-floor landing, which provides loft access and leads to the bathroom and all three bedrooms.

**Bathroom 8'2" x 7'1" (2.49 x 2.16)**

Finished with lino flooring and comprising a bath with

shower over, WC, and hand basin. A towel radiator is installed, and a UPVC window to the front aspect provides natural light and ventilation.

### Bedroom One 12'4" x 12'0" (3.76 x 3.66)



A carpeted double bedroom with a UPVC window to the front aspect and a radiator.

### Bedroom Two 10'0" x 9'6" (3.05 x 2.92)



Carpeted and well proportioned, with a UPVC window to the rear aspect and a radiator.

### Bedroom Three 6'11" x 9'6" (2.13 x 2.90)



A carpeted single bedroom featuring a UPVC window to the rear aspect and a radiator.

## Exterior



To the rear of the property is a private garden, featuring a paved slabbed area ideal for outdoor seating, leading onto a lawned section.

### Property Postcode

For location purposes the postcode of this property is:

### 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.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**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 firms 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

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 is good outdoor, Three is good outdoor and variable in-home, and Vodafone is good outdoor.

Parking: Street

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.

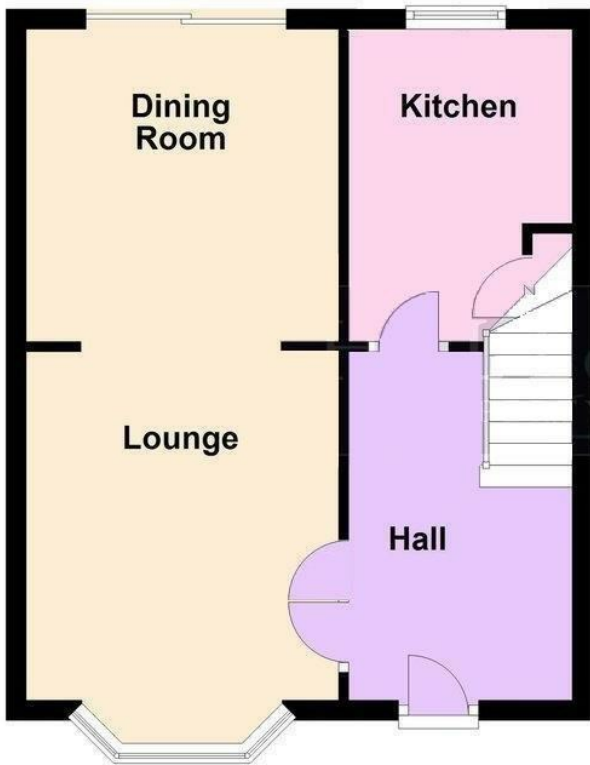
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: No

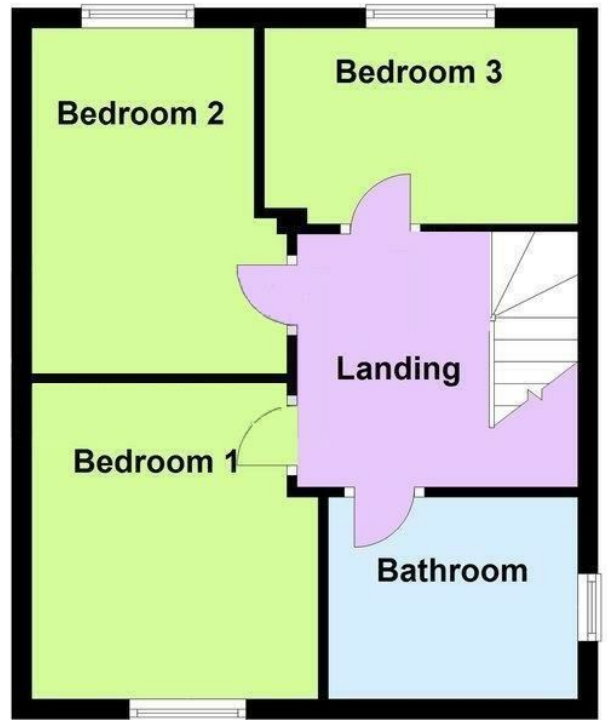
Coalfield or mining area: No

Energy Performance rating: D

**Floor Plan** Ground Floor



**First Floor**

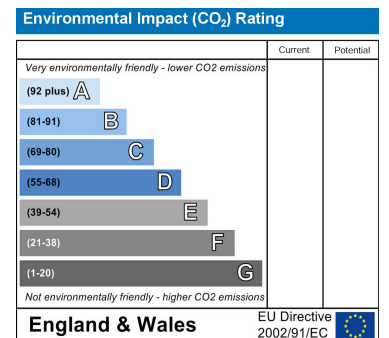
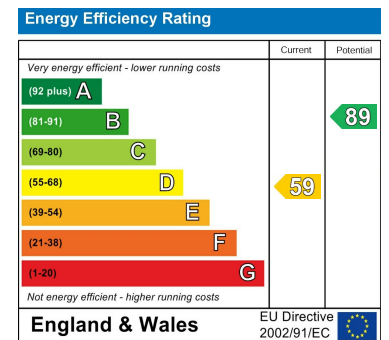


These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements

**Area Map**



**Energy Efficiency Graph**



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