



4 Middlemoore Way, Crowland, PE6 0GL

£945 Per Month

Ark Property Centre is pleased to present this two-bedroom terraced home, situated in the heart of Crowland, just 10 miles from Peterborough. The property features a modern kitchen with integrated appliances, including a washing machine, fridge/freezer, and dishwasher, as well as a spacious lounge/diner and a cloakroom. Upstairs, there are two double bedrooms, with the master benefiting from an en-suite. Deposit: £1090.38

Please note: These photos were taken prior to the current tenancy

Entrance Hall

Entrance door to front aspect. Stairs to first floor landing. Carpeted. Alarm panel.

Cloakroom

Upvc window to side aspect. Toilet. Wash hand basin. Tiled flooring. Radiator.

Kitchen



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

Living Room



Upvc window and doors opening to rear aspect. Carpeted. Radiator.

First floor landing

Airing cupboard. Carpeted.

Bedroom One



Upvc window to front elevation. Carpeted. Radiator.

En-Suite



Upvc window to front elevation. Toilet. Wash hand basin. Shower cubicle. Part tiled walls. Tiled flooring.

Bedroom Two



Upvc window to rear elevation. Carpeted. Radiator. Fitted wardrobe

Bathroom



Upvc window to rear elevation. Panelled bath with shower over and glass shower screen. Wash hand basin. Toilet. part tiled walls. Tiled flooring. Heated towel rail.

Rear Garden



Enclosed rear garden, mainly laid to lawn with gated access to the front. Two allocated parking spaces to the front.

Additional Information

PLEASE NOTE:

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

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.

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.

Property Postcode

For location purposes the postcode of this property is: PE6 0GL

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.

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WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Verified Material Information

Council tax band: A

Property construction: Brick

Electricity supply: Mains

Solar Panels: 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 and Three are good outdoor and in-home, o2 and Vodafone are good outdoor

Parking: Driveway

Building safety issues: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very 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

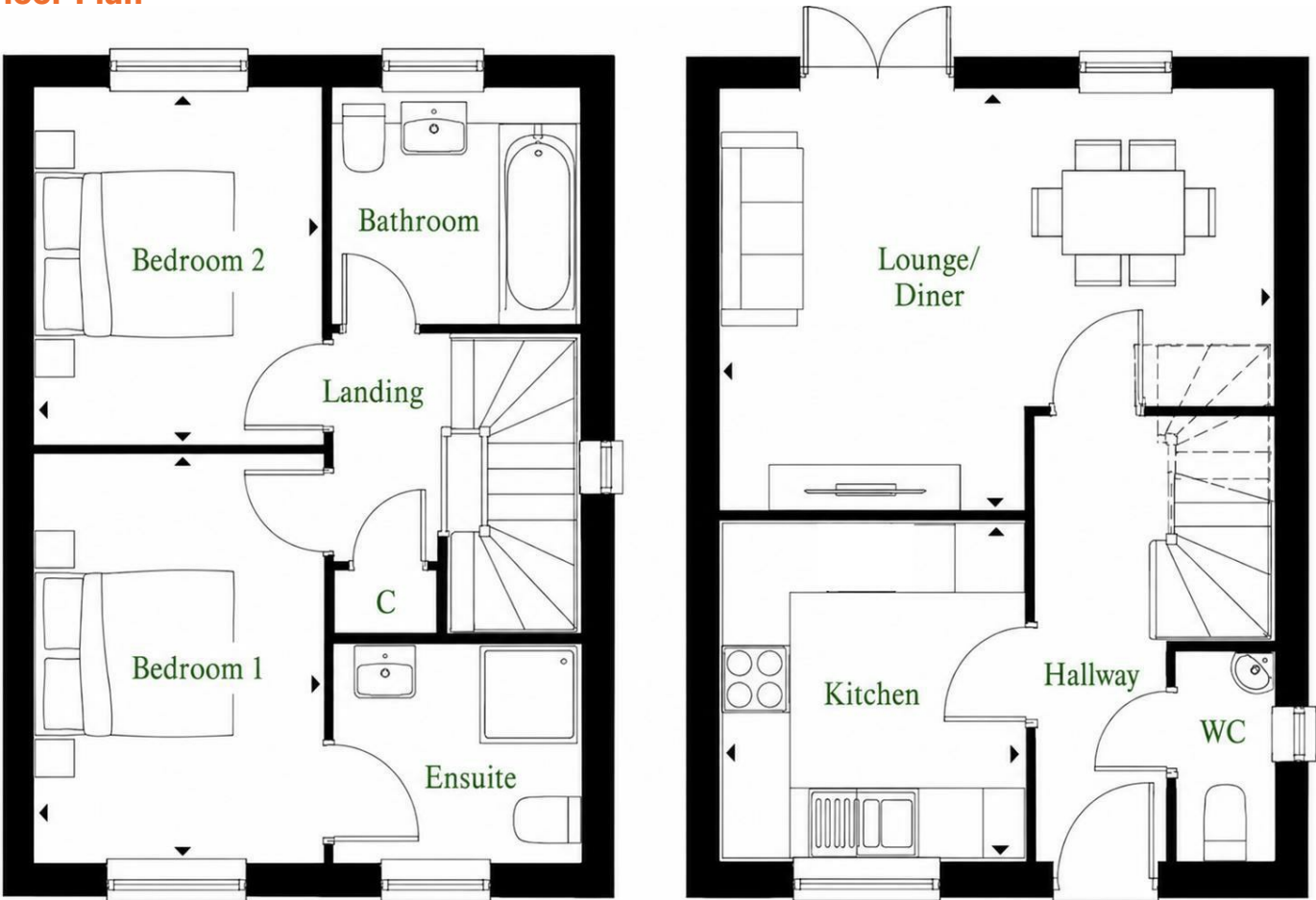
Planning permission: Please refer to your local council for any planning applications

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: B

Floor Plan



Area Map



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Energy Efficiency Graph

