



## **21 Bluebell Close, Lincs, PE11 3GT**

**£850 PCM**

This charming 2-bedroom property offers a spacious lounge with access to the back garden, a modern kitchen with dining area, and a downstairs toilet. Upstairs, the master bedroom boasts two built-in wardrobes and an archway leading to a versatile dressing or study area. The second bedroom is well-sized, and the bathroom features both a shower and bath. The property also includes a front garden and a designated parking space. Deposit £980.76, Council Tax Band A, Available beginning of October.

### Entrance Hall



Entrance doorway with access to lounge and kitchen, LVT Flooring. Carpeted stairs to first floor. Banister rail. Understairs storage cupboard.

### Kitchen



Two Upvc windows to front aspect. Laminate flooring. Base and walls units with roll top work surface over. Stainless steel sink with mixer tap over and drainer. Wall mounted gas boiler. Space for washing machine and fridge freezer. Integrated electric oven. Radiator.

### Cloakroom



Toilet with hand wash basin with tiled splashback. Radiator. Spotlight.

### Lounge/Diner



Upvc doors and side windows to rear access. Wood effect flooring. Television point. Sky point. Two ceiling lights

### Landing

Carpeted landing with doors off to bedrooms and bathroom

### Family Bathroom



The family bathroom comprises of white toilet, hand basin and bath. With shower cubicle

### Master Bedroom



Master bedroom with two built-in wardrobes and an archway leading to a dressing/study area, carpeted, aerial point.

### Bedroom Two



carpeted, upvc window to the rear

### Garden



Well maintained front and rear garden with the front having wrought iron fencing and a gate with pathway leading to the entrance door with lawn to either side. To the rear of the property is a triangle

shaped garden with fenced boundaries, with footpath to rear for access to car park and allocated parking space.

### Parking

One allocated parking space and visitor parking.

### Property Postcode

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

### 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.

### 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

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: As stated by Ofcom, Standard and Ultrafast is available.

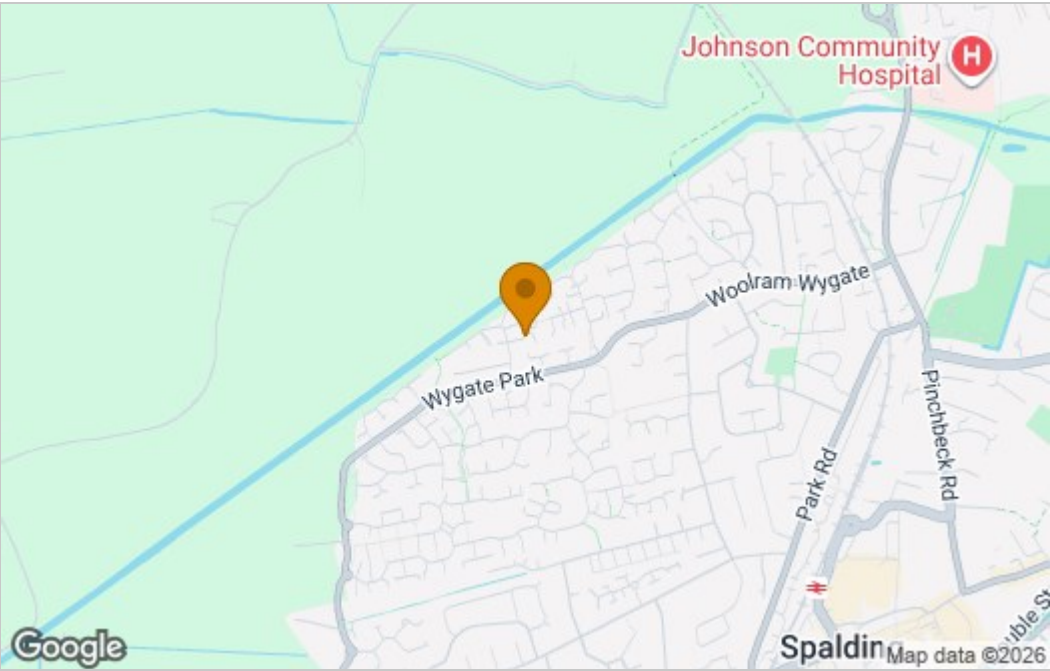
Mobile coverage: As stated by Ofcom, Indoor EE, Three, o2 and Vodafone are all limited in both voice and data. Outdoor EE, Three, o2 and Vodafone are all likely in both voice and data

Parking: Designated parking space and visitor space

Energy Performance rating: B

Floor Plan

Area Map



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Energy Efficiency Graph

