ARK PROPERTY









3 Elizabeth Gate, Long Sutton, PE12 9ZD

£1,350 Per Calendar Month

A beautifully presented detached family home offering bright and spacious accommodation throughout. The property welcomes you with an inviting entrance hallway leading to a contemporary kitchen/dining area complete with integrated appliances, along with a separate utility room and cloakroom. The generous living room features patio doors that open onto the rear garden with a patio area and a single garage with off road parking. Upstairs, the principal bedroom is positioned at the front of the property and benefits from a stylish en-suite shower room. There are also two further double bedrooms and a modern family bathroom fitted with a bath, WC and a wash basin.

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Entrance Room 1.60 x2.74




A light and airy entrance hall providing a welcoming first impression, with ample space for coats and footwear and access to the principal reception rooms.

Kitchen/Diner 6.78 x 3.35



A brand new kitchen/diner fitted with a range of contemporary units and integrated high-end appliances, providing an excellent space for both everyday living and entertaining.

Utility Room 1.75 x 1.51



Utility room providing space and plumbing for a washing machine, along with fitted cupboards and shelving.

W/C 1.67 x 1.98



Cloakroom comprising WC and wash hand basin.

Lounge 5.00 x 3.67




A generous lounge offering a comfortable living space, enhanced by patio doors that open directly onto the garden, creating a bright room ideal for both relaxing and entertaining.

Firs Floor Landing 11'6" x 10'7" (3.53 x 3.23)



Bedroom One 11'1" x 11'4" (3.40 x 3.46)



A well-proportioned front-facing double bedroom featuring a window that provides excellent natural light and ample space for bedroom furniture.

Bedroom Two 10'6" x 7'4" (3.22 x 2.25)



Bedroom Two is a well-proportioned, rear-facing double bedroom offering a comfortable and versatile sleeping space.

Bathroom 6'7" x 8'6" (2.01 x 2.61)



Modern bathroom fitted with a bath, WC and wash hand basin, complemented by contemporary tiling.

Bedroom Three 10'4" x 15'7" (3.15 x 4.76)





Master bedroom is a good-sized, front-facing room with an en-suite bathroom, offering a comfortable and well-proportioned space.

En-Suite 4'5" x 8'6" (1.36 x 2.60)



En-suite featuring a walk-in shower, WC and wash hand basin, with modern tiling and fittings.

Exterior



Generous rear garden laid to turf with a patio area, seamlessly connecting to the garage and extending the living space outdoors.

Property Postcode

For location purposes the postcode of this property is: PE12 9ZD

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.

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

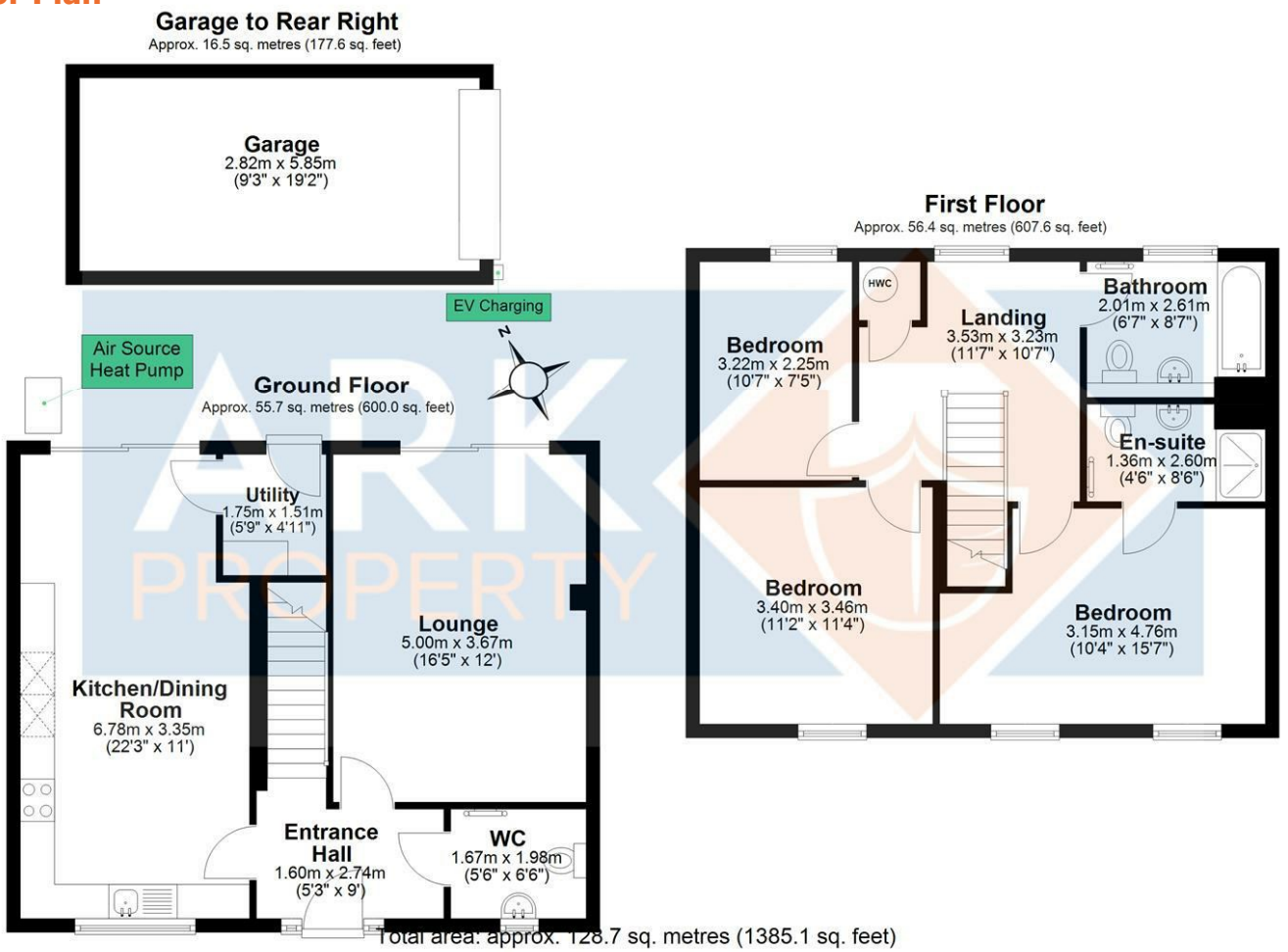
Council tax band: To Be Confirmed
Property construction: Brick
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Air Source Heat Pump
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast
Mobile coverage: As stated by Ofcom, O2 and Vodafone- good outdoor, EE- good outdoor and in home, Three- good outdoor and viable in home.

Parking: Driveway and Single Garage
Building safety issues: N/A
Restrictions: N/A
Public right of way: N/A
Flood risk: Surface water - low. Rivers and the sea - very low. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.
Accessibility and adaptations: N/A
Energy Performance rating: TBC

Additional Information

Please note that some of the photos have been enhanced to show a finished standard, as the site is still in development.

Floor Plan

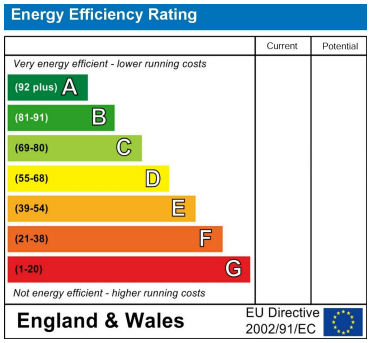


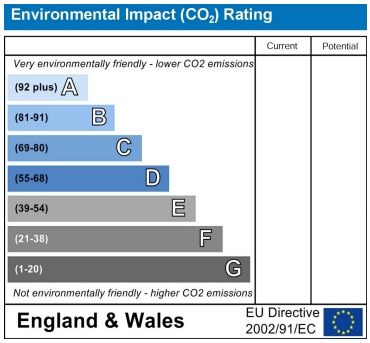
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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