ARK PROPERTY









# 39 Ayscough Avenue, Spalding, PE11 2QB

## £875 Per Calendar Month

Two-Bedroom Semi-Detached House – Available Now

A well-presented two-bedroom semi-detached house, which has been decorated throughout and benefits from new carpets.

The property briefly comprises an lounge, kitchen, two bedrooms, wc and a bathroom. Externally, there is off-road parking to the front and a rear garden.

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**Tel: 01775 766888**
6 New Road, Spalding, Lincolnshire PE11 1DQ

## Living Room



UPVC double glazed window. Radiator.

## Kitchen/Diner



UPVC double glazed window and door to rear Vinyl flooring. Gas hob. Base unit with sink and drainer.

## WC



Ground-floor cloakroom fitted with a WC and hand wash basin.

## Landing

Doors to bedrooms.

## Bedroom One





UPVC double glazed window to front. Radiator.

## Bathroom



Vinyl flooring. Fitted bath with shower over head. Toilet. Wash hand basin.

## Bedroom Two




UPVC double glazed window to rear. Radiator.

## Garden



The rear garden is fully fenced and laid to lawn with a patio area.

## Property Postcode

For location purposes the postcode of this property is: PE11 2QB

## 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

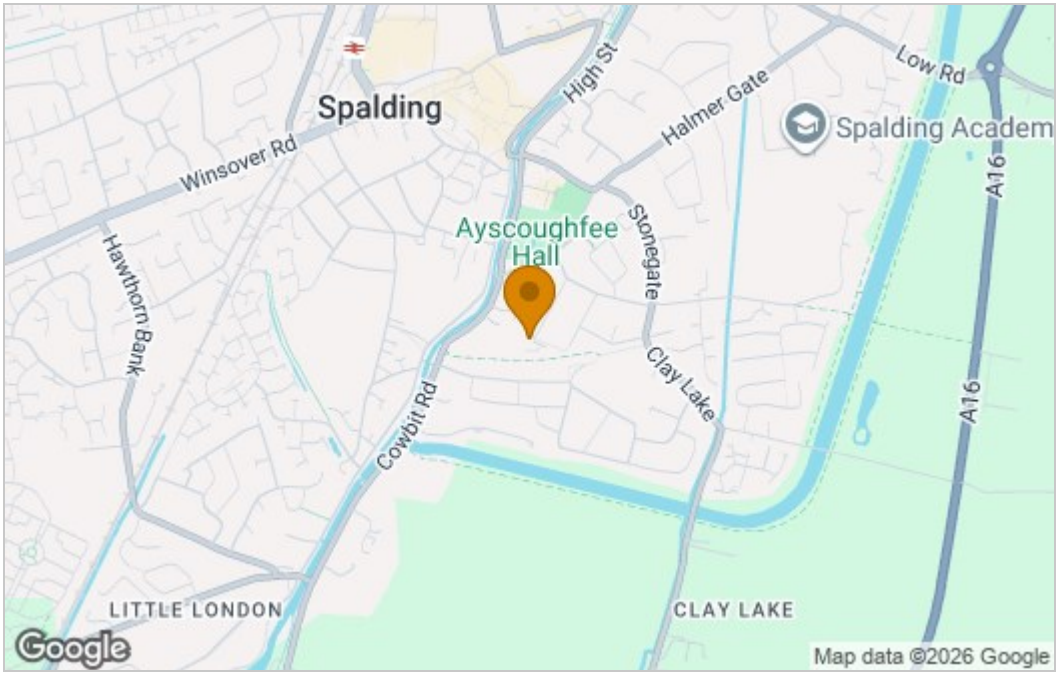
## Verified Material Information

Council tax band: A
Property construction: Brick
Electricity supply: Mains
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 is good outdoor and in-home, o2 is good outdoor and variable in-home, three and vodafone is good outdoor.
Parking: Designated parking space

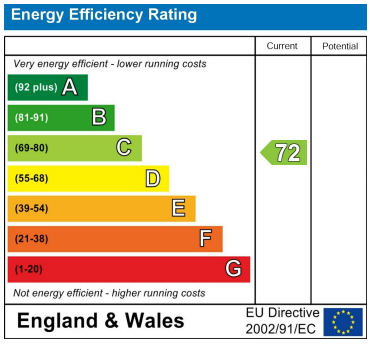
Parking: Off Road Parking
Flood risk: Surface water - very low. Rivers and the sea - medium. Other flood risks - Groundwater - This location is outside of a groundwater flood alert area. Reservoirs - Flooding from reservoirs is unlikely in this area.
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.
Energy Performance rating: C

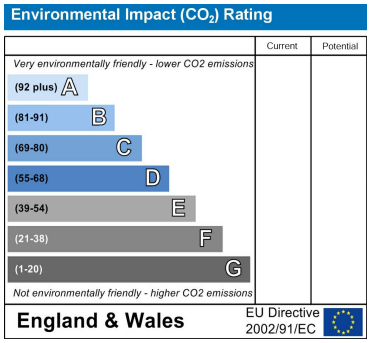
## Floor Plan

## Area Map




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

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