ARK PROPERTY










# 5 Riverview Terrace, Spalding, PE11 1UW

## £915 PCM

TO LET – Modern Three-Bedroom Townhouse with Off-Road Parking

A well-presented three-bedroom townhouse, ideally located close to local schools, shops, and everyday amenities.

The accommodation briefly comprises a modern fitted kitchen, downstairs cloakroom, spacious lounge, three good-sized bedrooms, and a contemporary family bathroom. Externally, the property benefits from an enclosed rear garden and off-road parking.

Additional features include gas central heating, double glazing, and excellent transport links into the town centre and Springfields Outlet Shopping & Leisure.

www.arkpropertycentre.co.uk
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**Tel: 01775 766888**
6 New Road, Spalding, Lincolnshire PE11 1DQ

## Entrance
UPVC double glazed door opening to :

## Kitchen




UPVC double glazed window to front. Range of fitted wall and base units, sink and drainer. Space for oven and wall mounted central heating boiler unit. Stairs to first floor.

## Cloakroom
WC. Wash hand basin.

## Lounge




UPVC double glazed double opening doors to rear.

## Landing
Stairs to second floor.

## Bedroom One



UPVC double glazed window to rear.

## Bedroom Two



UPVC double glazed windows to front.

## Bedroom Three



UPVC velux window.

## Bathroom



Mains shower and bath. Wash hand basin. WC.

## Exterior



Rear Garden.

## Property Postcode

For location purposes the postcode of this property is: PE11 1UW

## 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.

## 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.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

## 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 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
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, Three & Vodafone are good outdoor

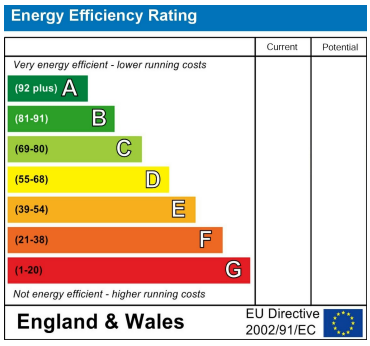
Parking: Driveway
Flood risk: Rivers and the sea - Low. Other flood risks - Groundwater - flooding from groundwater is medium in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.
Energy Performance rating: C

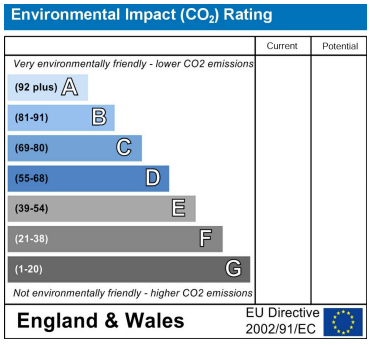
## Floor Plan

## Area Map




## Energy Efficiency Graph




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