



25 Saltern Drive, Spalding

£775 Per Calendar Month

TO LET - THREE BEDROOM TOWNHOUSE IN A POPULAR RESIDENTIAL AREA CLOSE TO LOCAL PRIMARY SCHOOLS.

Property comprises of an entrance hall, kitchen/diner, lounge, stairs & landing, three bedrooms, family bathroom and en suite to master. Fully enclosed rear garden and allocated parking space. Benefitting from having gas central heating and Upvc windows and doors. The house has also been redecorated and will be let with brand new carpets throughout. Ready start of December 2020.

Deposit £894

- Three Bedroom Townhouse
- New Carpets Throughout
- Close To Local Schools
- Council Tax Band - B
- Recently Redecorated
- Allocated Parking Bay



Entrance Hall

3.57' x 11.37' (1.09m x 3.45m)

Wooden entrance door, wooden laminated flooring. Skimmed ceiling and stairs to the upper floors. Power points and BT point. Radiator.

Cloakroom

3.13' x 5.70' (0.97m x 1.73m)

Laminated wooden flooring with skimmed ceiling. Upvc window to the front aspect. WC, hand was basin unit, ceiling light.

Kitchen / Diner

14.03' x 7.49' (4.27m x 2.29m)

Tiled flooring with skimmed ceiling. Upvc windows to the front and side aspect. Fitted kitchen with upper & lower units. Integrated oven with 4 ring gas hob. Stainless steel sink with mixer tap. Space for fridge/freezer and space for washing machine and dishwasher. Power points and central heating controls. Glow-worm Boiler.

Lounge

10.06' x 14.93' (3.07m x 4.55m)

Wooden laminated flooring with skimmed ceiling and Upvc window to the rear aspect. Two radiators. Under stairs store cupboard. Upvc french doors to the garden. Power points & television point.

Stairs and Landing

Carpet flooring, stairs to first and second floors.

Bedroom Two

12.54' x 8.73' (3.81m x 2.67m)

Carpet flooring with skimmed ceiling. Built in double wardrobe space. Power points and two radiators. Two Upvc windows to the rear.

Bedroom Three

8.29' x 8.17' (2.51m x 2.49m)

Carpet flooring with skimmed ceiling. Power points and radiator. Upvc window to the front.

Bathroom

6.98' x 5.58' (2.13m x 1.70m)

Laminated wooden flooring, skimmed ceiling and Upvc window to the side aspect. Hand wash basin, WC unit and bath with mains shower. Towel radiator, extractor fan and shaver point.

Main Bedroom

12.59' x 12.25' (3.84m x 3.73m)

Carpet flooring with skimmed ceiling. Built in double wardrobe space. Power points and two radiators. Upvc window to the front aspect. Airing cupboard housing hot water tank.

En-Suite

8.50' x 5.66' (2.59m x 1.73m)

Tiled flooring with half tiled walls. Hand wash basin, WC unit and shower cubical with mains shower. Velux window. Radiator and shaver point.

Exterior

Fully enclosed rear garden with lawn and patio area. Wooden fencing surround. Side gate access to the allocated parking space. Outside lighting. Garden shed.

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.

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.

Property Postcode

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

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).

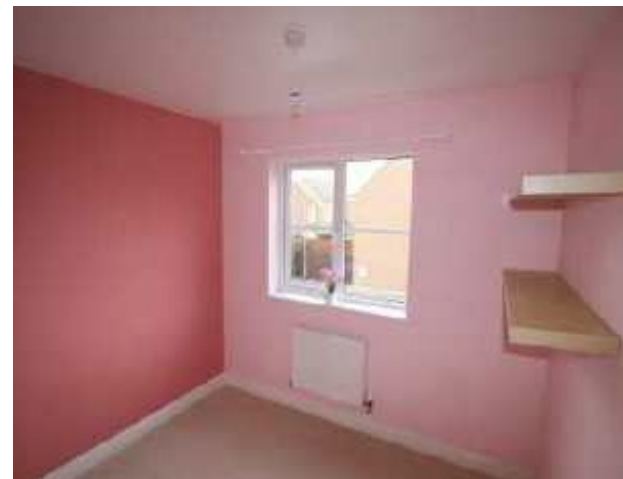
Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more 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

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.





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