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1 Garden Cottages, Cromer Road, Sidestrand, Norfolk NR27 0LX

£725 PCM

A period semi-detached cottage situated in a village location.

- Three bedrooms • Bathroom • Sitting room • Dining room • Kitchen
 - Double glazing • Oil fired central heating • Large gardens
- Off road parking • Garages/workshops • Summerhouse • Close to facilities and amenities

DIRECTIONS

Leave Holt on the A148 heading towards Cromer, exit Cromer on the B1159 signposted Overstrand, enter the village of Sidestrand and the property can be found after a short distance tucked away on the right hand side as indicated by our 'To Let' board. Follow the lane to the end and the property will be found on the left hand side.

ACCOMMODATION

Ground Floor

Porch UPVC double glazed door, UPVC double glazed full height window to side, light, tiled flooring.

Hallway UPVC double glazed window to front, radiator, parquet flooring, archway to dining room.

Kitchen (15' x 9') UPVC double glazed window to side, velux window, a range of base and wall units, stainless steel sink and drainer with mixer tap over, Hotpoint eye level electric oven and grill, ceramic hob with extractor fan over, tiled splash backs, oil fired boiler, telephone point, tiled floor, glazed door to dining room, door to:

Bathroom Fully tiled with UPVC double glazed window to front, white suite comprising panelled bath with shower over, pedestal wash hand basin with mirror over and low level wc, dimplex extractor fan, radiator, tiled floor.

Dining Room (13'5 x 9'4) Brick fireplace with wooden mantle over and tiled hearth, built in cupboards and shelving, tv point, radiator, fitted carpet.

Snug (14'10 max x 11'6 max) UPVC double glazed window to side, feature fireplace with marble effect hearth and wooden surround, radiator, fitted carpet.

Side Porch UPVC part glazed door, UPVC double glazed windows to side and rear, fully glazed door to hallway, light, tiled floor.

Sitting Room (15'6 x 12'6) UPVC double doors to side, 2 UPVC windows to front and side, tv point, 2 radiators, parquet flooring.

First Floor

Landing UPVC double glazed window to front, smoke alarm, fuses, fitted carpet.

Master Bedroom (11'11 x 10') Partly sloped ceiling, UPVC double glazed window to side, built in mirrored wardrobes, built in cupboard, radiator, fitted carpet.

Bedroom Two (9'10 x 7'3) Partly sloped ceiling, UPVC double glazed windows to front and side, corner vanity unit housing wash hand basin, radiator, fitted carpet.

Bedroom Three (9'5 x 7'2) Partly sloped ceiling, UPVC double glazed window to side, radiator, fitted carpet, loft access. The loft is boarded with a velux window and power.

Outside The property boasts a large garden which is mainly laid to lawn with a variety of mature trees and shrubs. At the bottom of the garden is a

summerhouse with kitchenette and wc. There is a shingled driveway providing off road parking, a patio area and garages/workshops.

GENERAL REMARKS and STIPULATIONS

Rent: £725.00 per calendar month payable in advance.

Type of Let: Furnished assured short hold tenancy.

Damage Deposit: £1088.00.

Services: The tenants will be responsible for all services and council tax.

Availability: This property is available immediately.

Term of Tenancy: 12 months.

Tax Band: c.

Local Authority: North Norfolk District Council, 01263 513811.

Viewings: Viewing strictly by appointment only through the selling agents Holt Office, 01263 713143.

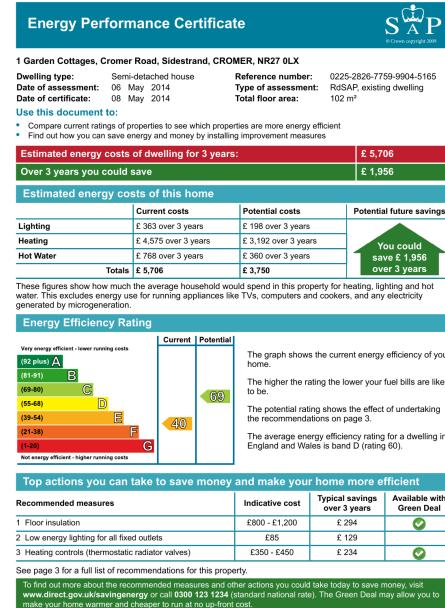
Hours of Business: Monday to Friday 9am – 5.30pm, Saturday 9am – 1pm.

Reference Fee: Per applicant (and Guarantor(s) where necessary): £40 incl VAT. This is taken when you have agreed to undergo the independent referencing process.

Administration Fee: Per tenancy: £126 incl VAT. This is taken after your offer has been accepted and we have proceeded to draw up a tenancy agreement.

Payment: The first payment of the rent and deposit will be paid by banker's draft or bank transfer. We are unable to accept cash payments. If the payment is to be made by cheque then a period of 6 working days should be allowed to ensure that the cheque has cleared so that keys can be released. Please note we will not release keys until we have received confirmation that the funds have been cleared. Thereafter payment of rent will be made by standing order.

We are RICS members and under the RICS Members' Accounts Regulations there is a clients' money protection scheme available.



IMPORTANT NOTICES

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