

LARKES



40A WEBSTER WAY
CAISTER
GREAT YARMOUTH
NORFOLK
NR30 5XA

£615 pcm Unfurnished
Available now

larkes.co.uk



yarmouth@larkes.co.uk



01493 330 299

Ref. B1265

AT A GLANCE

Property: 2 bed End Terraced House
Heating: Gas Central Heating
Restrictions: No Pets & No Smoking
Deposit: £615

Approximate Floor Area: (TBC)
Energy Rating: C 73
Local Authority: GYBC
Council Tax Band: B (£1277)

DESCRIPTION

UPV GLAZED FRONT ENTRY DOOR

with side glazed gallery into:-

ENTRANCE HALL

Laminate flooring, radiator, wooden batten to wall with coat hooks, ceiling light, louvre doored cupboard housing gas boiler for domestic hot water and central heating. Opening through to:-

KITCHEN

Tile effect flooring, recently installed kitchen in Shaker style with chrome handles, bevelled worktop surface, inset composite sink with single drainer, mixer tap over, plumbing for automatic washing machine, electric cooker point, tiles to splashbacks, stainless steel extractor over cooker recess, sealed unit window with aspect to front, venetian blind over, ceiling light. Panelled door into:-

LOUNGE / DINER

Fitted carpet, two double banked radiators both with thermostat controls, sealed unit French doors giving access to rear garden, sealed unit window with aspect to rear, vertical blinds over both the door and the window, ceiling light, carpeted staircase to:-

FIRST FLOOR & LANDING

Ceiling light. Panelled door into:-

MASTER BEDROOM

Fitted carpet, sealed unit window with aspect to rear, vertical blind over, radiator below, built in sliding doored wardrobe with hanging rail and additional shelving, ceiling light. Panelled door from landing into:-

BEDROOM 2

Fitted carpet, sealed unit window with aspect to front, radiator below with thermostat control, ceiling light. Panelled door from landing into:-

FAMILY BATHROOM

Tile effect vinyl floor covering, bathroom suite comprising of - panelled bath with mains shower over, folding glass shower screen, close coupled w.c. with white seat and lid, pedestal wash hand basin, tiles to splashbacks and fully around the shower area, heated towel rail, access to loft storage, ceiling light, uPV frosted window.

OUTSIDE

To the rear of the property is an enclosed garden laid to lawn. There are also two parking bays.

To the front of the property is an open plan garden laid to lawn with path to front entry.

APPLICATION FEES

An application fee is payable prior to processing. Fee to cover administration and referencing charges as follows:

First Applicant £100 inc VAT
For Each Additional Applicant £60 inc VAT
Guarantor Reference No Charge
(Application fees are non-refundable)

Upon receipt of satisfactory references - No further tenant charges are made in the preparation of the lease. However, on acceptance 50% of the first month's rent is to be paid as a holding deposit which is non-refundable if you withdraw from the tenancy.

NB - Tenants may incur additional charges if they breach the terms of their tenancy agreement; in extreme cases failure to comply with lease obligations can lead to eviction.



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitutes part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.