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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



28 SOUTHGATE LANE  
SNETTISHAM  
PE31 7QN

To Let: £825 pcm  
furnished



A 2 bedroom semi-detached cottage located close to the centre of the village.

#### GROUND FLOOR

ENTRANCE HALL • SITTING ROOM • DINING ROOM • GALLEY KITCHEN •  
SHOWER ROOM •

#### FIRST FLOOR

TWO DOUBLE BEDROOMS

#### OUTSIDE:

• FRONT GARDEN • REAR GARDEN •

SERVICES: Mains electric & water (meter)  
COUNCIL TAX BAND: 'A' (£1491.86 2024/25)

DOUBLE GLAZING • STORAGE HEATING

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION



28 Southgate Lane is a semi-detached cottage located close to the centre of the popular village of Snettisham.

It has 2 double bedrooms, newly installed heat retention storage heaters, double glazing, parking to the rear and garden, comprising;

## **GROUND FLOOR**

### **Entrance Hall:**

stairs to first floor door to..

### **Front Reception Room (Sitting Room): 12'1"x8'5" (3.70x2.59)**

storage heater.

### **Rear Reception Room (Dining Room): 12'1"x11'9" (3.70x3.64)**

storage heater, understairs storage cupboard.

### **Galley Kitchen: 8'5"x5'10" (2.59x1.82)**

fitted with modern cupboards & drawers, electric cooker, fridge/freezer, small dishwasher.

### **Utility Room:**

Cupboard containing hot water tank and emersion heater, washing machine.

### **Shower Room:**

shower cubicle, hand basin, wc, heated towel radiator, extractor fan.

## **FIRST FLOOR**

### **Landing:**

loft access.

### **Bedroom 1: 12'1"x11'9" (3.70x3.64)**

windows to rear, storage heater.

### **Bedroom 2: 12'1"x8'5"x (3.70x2.59)**

window to front, storage cupboard, storage heater.

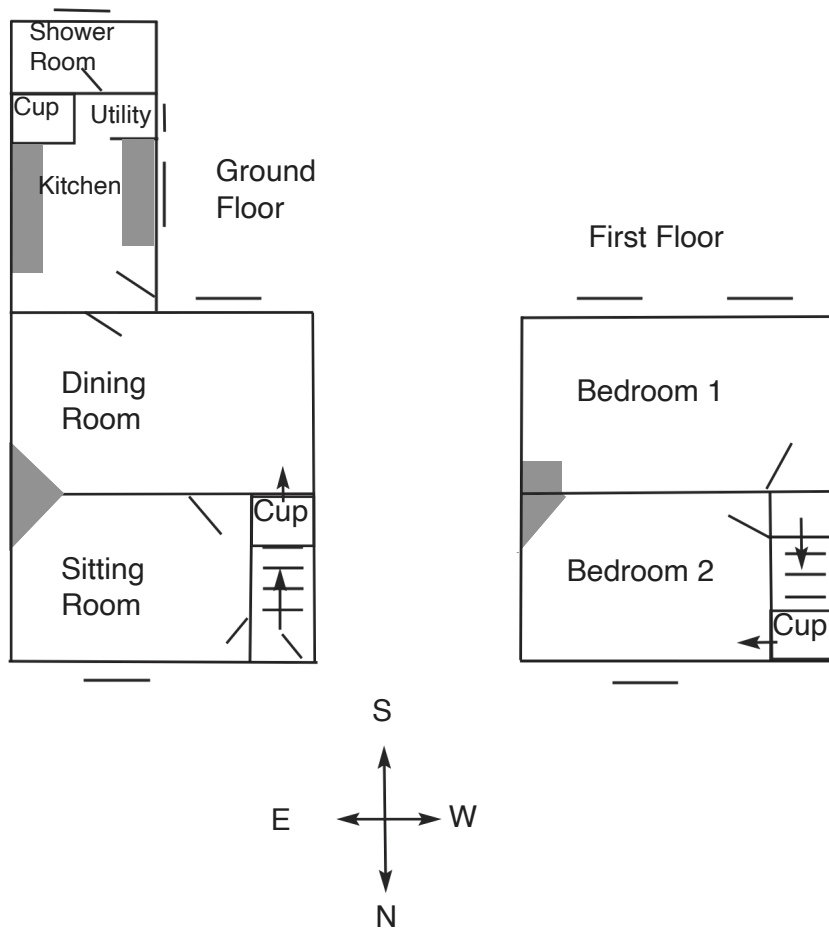
## **OUTSIDE**

Pedestrian access to front door, small walled garden, access to rear garden with small lawn and patio, rear gate to parking in Southgate Lane.

**NB: the garage, shed and small summerhouse are currently being used as storage by the landlord and will not be available with the property until a later date when they will be cleared. The property is let fully furnished and again this can be removed at a later date if required.**



Floor Plan  
for Identification Purposes Only  
Not to Scale



### **PRINCIPLE TERMS OF LETTING**

1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of £825 per calendar month, payable monthly in advance, exclusive of services and council tax.
2. A deposit representing one months rent will be required on the commencement of the tenancy.
3. References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
4. The Landlord or his Agents reserve the right to refuse any application.