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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



WALNUT COTTAGE  
1A PEDDARS WAY  
HOLME-NEXT-THE-SEA  
PE36 6LE

To Let: £1400 pcm  
unfurnished



A 3 bedroom mid-terraced cottage  
located in the centre of this popular coastal village.

GROUND FLOOR  
PORCH • CLOAKROOM • LOUNGE • KITCHEN •  
FIRST FLOOR

THREE BEDROOMS • BATHROOM •

OUTSIDE:  
OFF ROAD PARKING FOR 2 CARS, REAR GARDEN.

SERVICES: MAINS WATER, DRAINAGE & ELECTRICITY  
COUNCIL TAX BAND: 'B'



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

Walnut Cottage is a modern mid terraced property located in the centre of this popular coastal village. It has wooden flooring and open fireplace in the lounge, modern kitchen, three bedrooms and bathroom. Double glazing and electric central heating, and is presented in excellent condition throughout.

## GROUND FLOOR

### Entrance Lobby:

door to lounge and...

### Cloakroom:

hand basin, wc, electric towel radiator.

### Lounge: 16'2"x14' (4.94 x4.26)

wood flooring, feature fire place with open fire, radiator, stairs to first floor, double doors to...

### Kitchen: 16'5"x9'5" (4.92x2.89)

fitted with a range of modern base and wall units incorporating, fridge/freezer, washing machine, dishwasher, wine cooler, fan oven & grille, ceramic induction hob with extractor over, radiator, double doors to rear garden.

## FIRST FLOOR

### Landing:

Cupboard containing hot water cylinder.

### Bedroom 1 (front): 11'5"x9' (3.51x2.76)

fitted wardrobes, radiator.

### Bedroom 2 (rear): 9'1"x8'9" (2.76x2.72)

radiator.

### Bedroom 3 (front): 8'7" into door recess x6'8" (2.65x2.08)

over stairs cupboard, radiator.

### Bathroom:

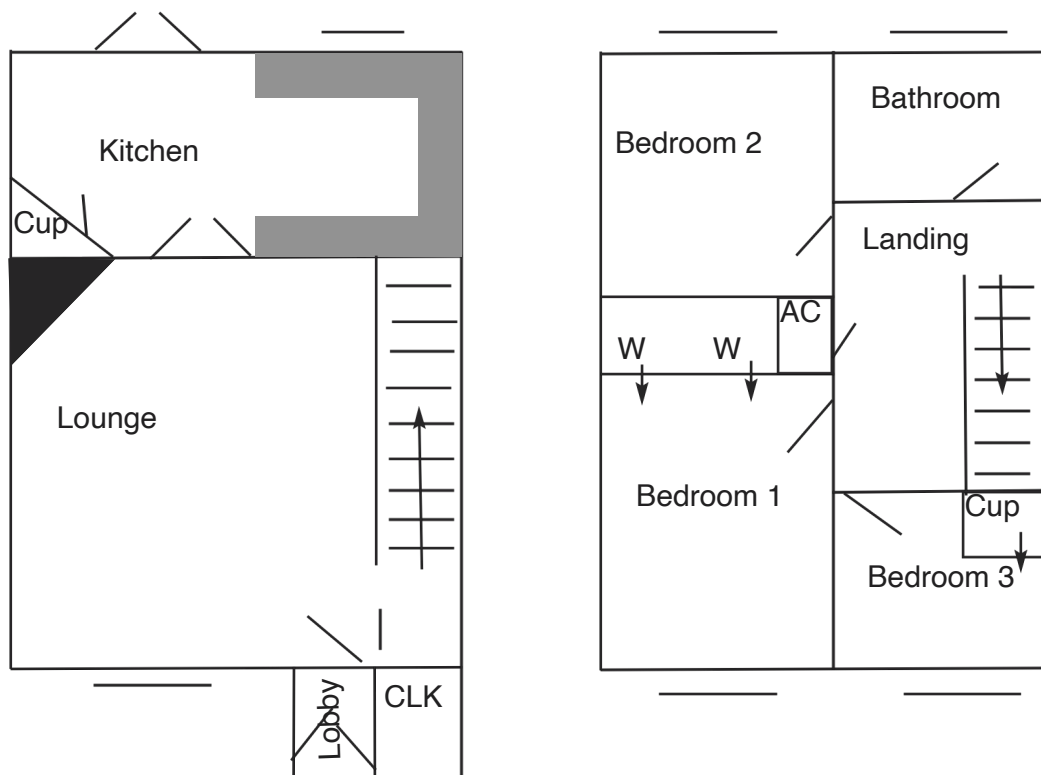
comprising panelled bath with shower over, hand basin, wc, electric towel radiator.

## OUTSIDE

To the front of the property there is a shared gravel driveway with parking for two cars, enclosed rear garden with patio and lawn, rear gate to pedestrian access around the rear and side of No 1.



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 £1400 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.