

£900 pcm



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8 Bells Road Gorleston, NR31 6BB

- TWO BEDROOMS
- EPC C
- BRAND NEW FAMILY BATHROOM
- FULLY REFURBISHED
- NEW FLOOR COVERINGS
- LOUNGE/DINER
- BRAND NEW FITTED KITCHEN
- AVAILABLE IMMEDIATELY
- GAS CENTRAL HEATING
- CONVENIENT LOCATION

ACCOMMODATION

GROUND FLOOR

Entrance Porch 2' 9" x 4' 0" (0.85m x 1.22m)

Enter the property through the part glazed uPVC front door and arrive in the entrance porch. A handy place to hang up coats and kick off shoes before entering the rest of the property.

Lounge/Diner 23' 4" x 11' 10" (7.10m x 3.60m) max

The Lounge/Diner has been freshly decorated and new carpets laid throughout. The room feels spacious and airy as benefits from two uPVC sealed unit double glazed windows at either end allowing light to flood in. The room features two radiators, and a staircase leads up to the first floor. An opening offers access to your

Kitchen 7' 4" x 7' 7" (2.23m x 2.30m)

The brand-new Kitchen features a range of base & wall units fitted to two walls complete with grey 'shaker' style doors and drawers with a square edge worktop and upstand over. A single bowl stainless steel sink with mixer taps featured and plenty of space is made available for your automatic washing machine and fridge. Integrated appliances include a brand-new ceramic hob with fan assisted oven below and extractor over.

Vinyl is laid to floor, and your back door leads you outside.

FIRST FLOOR

Master Bedroom 11' 8" x 12' 0" (3.56m x 3.66m)

Turn left at the top of the open tread carpeted staircase, a small landing leads you to your Master Bedroom which is located at the front of the property. Again, freshly decorated and a brand-new carpet underfoot, uPVC sealed unit double glazed window to front aspect and radiator.

Bedroom Two 11' 0" x 11' 8" (3.36m x 3.56m) max

Located at the rear of the property, bedroom two has space for a double bedroom and a wardrobe. Freshly decorated, the room also features a uPVC sealed unit double glazed window and a new fitted carpet. Another door leads you through to the

Bathroom 7' 6" x 6' 11" (2.28m x 2.10m) max

The bathroom features a new white suite comprising of a low-level WC, a vanity wash hand basin and a full-length panel bath with shower over. Aqua board has been applied to the shower area, there's a radiator, opaque uPVC sealed unit double glazed window and vinyl is laid to underfoot. The boiler is also situated here, hidden within a cupboard.

Council Tax Band A

TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £900.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £1000.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£900.00
Deposit	£1000.00
Total:	£1,900.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£200.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are delaying and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised. **HOW TO RENT GUIDE:** This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854.

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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REFURBISHED TWO BEDROOM TERRACED COTTAGE in POPULAR LOCATION

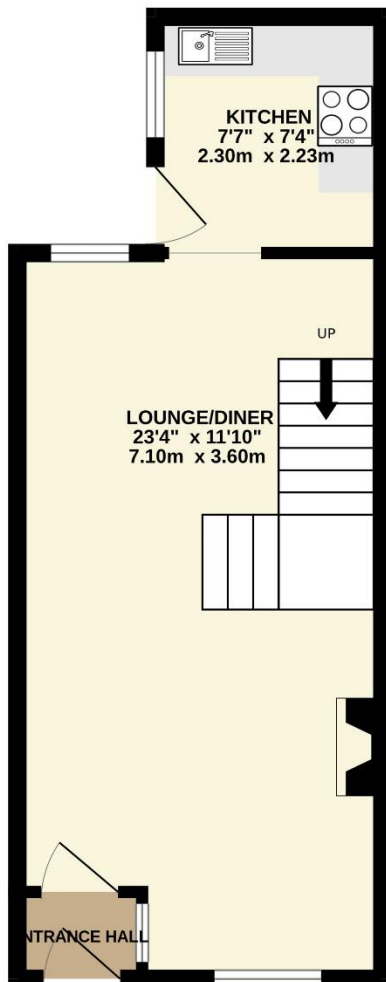
A fantastic opportunity to rent this beautifully restored two Bedroom home in a super residential area, featuring a spacious lounge/diner and a brand-new fitted kitchen on the ground floor while with two good sized Bedrooms and a new Bathroom with shower on the first floor. Simply unpack and enjoy...

LOCATION AND AMENITIES

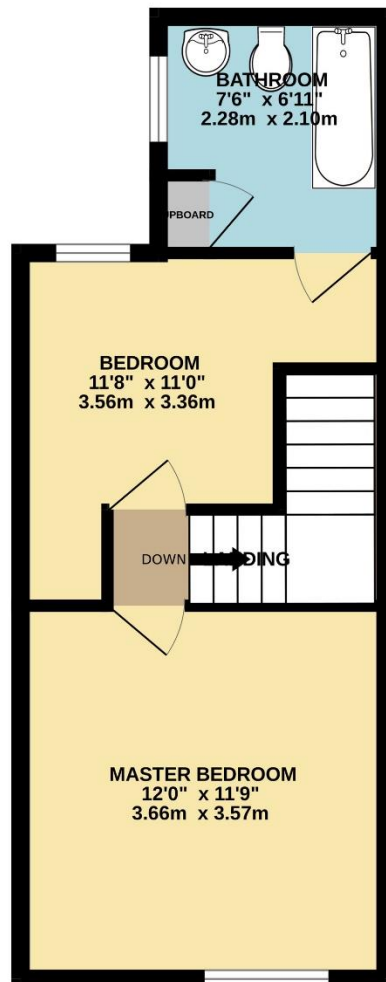
Bells Road is located in the heart of the lovely seaside town of Gorleston-on-Sea, just off the A47 and short walk from Gorlestons beautiful sandy beach. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside is within half a mile, perfect for those country walks, this delightful property is in a convenient location to reside. Local amenities such as the James Paget hospital, good restaurants and Bells Road shops and take aways are nearby, as is a range of good schools and Norfolks superb local and national public transport network.

Contact: The One Lets Team | **Office:** 01493 658854 | **Email:** info@one-estates.co.uk

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



8 BELLS ROAD, GORLESTON

TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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