



## 8 California Avenue

Scratby, Great Yarmouth, NR29 3PE

£950 PCM



**\*\* NEWLY REDECORATED \*\*** Aldreds Lettings are delighted to offer this spacious well presented, 3 bedroom detached bungalow situated in this private road close to local shops and the beach. The accommodation comprises of an entrance hall, large living room, kitchen, three bedrooms, bathroom with shower over the bath, private enclosed garden, ample off road parking, oil fired central heating, double glazing, Council Tax Band C, UNFURNISHED





### Entrance Hall

Door to front, loft access.

### Lounge 18'4" x 11'10" (5.59 x 3.62)

Double glazed window to front aspect, double glazed window to side aspect, radiator.

### Kitchen

Base units with worktops, door to rear, storage cupboard, double glazed window to side aspect, stainless steel sink with drainer, electric cooker (not maintained, repaired or replaced by landlord).

### Bedroom 1 11'10" x 8'11" (3.63 x 2.72)

Double glazed window to front aspect, radiator.

### Bedroom 2 9'6" x 8'11" (2.91 x 2.72)

Double glazed window to rear aspect, radiator.

### Bedroom 3 9'6" x 7'0" (2.92 x 2.15)

Airing cupboard, double glazed window to rear aspect, radiator.

### Bathroom

Panel bath with shower over, hand basin, low level WC, opaque double glazed window to rear aspect, radiator.

### Outside

Large driveway to front. To the rear there is a lawned garden with patio, timber sheds.

### Rent

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

### Tenancy

6 Months Assured Shorthold.

### Terms

NO SMOKING / PET CONSIDERED

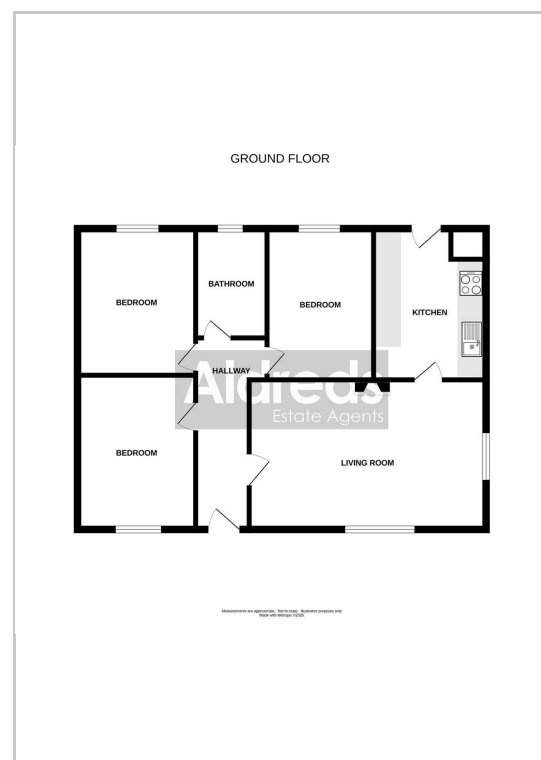
### Additional Info

All applications for tenancy to be on a form which can be obtained from this office. A nonrefundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

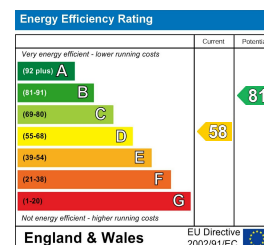
### Area Map



### Floor Plans



### Energy Efficiency Graph



### Disclaimer

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