



Happisburgh Road Ridlington North Walsham

£895 PCM

A well presented two bedroom detached cottage situated in the quiet village of Ridlington. Comprising Lounge/Diner, Kitchen, Two Bedrooms, Bathroom & En-suite Shower Room, Enclosed Garden & Off Road Parking for 2 cars. Furnished or Unfurnished. Available NOW. Call Henleys to view.



- Detached Cottage • Lounge/Diner • Kitchen • Two Bedrooms • Bathroom & En-suite Shower Room • Enclosed Garden

Location

Ridlington is a small village situated less than 5 miles from the market town of North Walsham with train station, supermarkets etc and around a mile from the coastal village of Walcott with convenience store, fish and chip shop and beach. Ridlington has its own micro-bakery Bread of Haven within a few minutes walk of the property offer artisan bread and other treats baked to order.

Entrance Hall

Double glazed window to the side aspect, wall mounted electric radiator, exposed brick walls to two sides, tiled flooring, stairs rising to the first floor, door to Bedroom 1, open to Kitchen & Lounge/Diner.

Lounge/Diner

Double glazed windows to both side and rear aspects, feature fireplace with inset wood burner, wall mounted electric radiators, exposed brick wall, carpeted flooring, double glazed patio doors to the rear aspect opening into the Garden.

Kitchen

Double glazed window to the side aspect, range of base and wall mounted units set beneath work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, washing machine (left at goodwill), dishwasher (left at goodwill), inset electric hob with stainless steel chimney style extractor hood over and stainless steel splash back, built in electric oven, fridge freezer (left at goodwill), tiled splash backs, tiled flooring, open serving hatch to Lounge/Diner, door to Bathroom.

Bathroom

Obscure double glazed window to the side aspect, corner whirlpool bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over, close coupled dual

flush WC, wall mounted chrome ladder style heated towel rail, tiled splash backs, tiled flooring, door to Bedroom 1.

Bedroom 1

Double glazed window to the side aspect, wall mounted electric radiator, carpeted flooring.

Bedroom 2

Stairs rising from the ground floor, Velux window to the side aspect with far reaching field views, wall mounted electric heater, cupboard housing hot water tank and electric boiler, carpeted flooring, double doors to En-suite Shower Room.

En-suite

Shower cubicle, wall mounted wash hand basin, close coupled dual flush WC, wall mounted chrome ladder style heated towel rail, tiled splash backs, vinyl type flooring.

Outside

The property is accessed via a long driveway leading from The Street to an off road shingled parking area providing parking for 2 cars to the front of the garden, a gate leads to an enclosed garden with lawn area, path leading to a brick weave patio area surrounding the property and leading to the entrance door.

Furnishing

The property can be let furnished as seen or unfurnished. White goods will be left at goodwill.

Utilities

Electric is billed by the landlord to the tenant each month based on actually usage, the landlord splits the cost of the standing charge 50/50 with the tenant. Water and sewerage costs are included within the rent. Council Tax is payable directly to North Norfolk District Council. Band A.



- Off Road Parking for 2 Cars • Furnished or Unfurnished • Available NOW • Call Henleys to view

Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. Tenants with one cat may be considered.

Agents Note

Please note this property is an Annex within the grounds of another property, but has its own driveway and entrance.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £206.53 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£688.47) along with the deposit of £1,032.69 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.





Total floor area: 69.8 sq.m. (752 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

