



The Hurn West Runton Cromer

£900 PCM

A lovely cottage situated in a quite residential area of West Runton. Comprising Lounge, Dining Room, Kitchen, Two Double Bedrooms, Bathroom, Enclosed Garden & One Off Road Parking Space. Unfurnished & Available December 2025. Call Henleys to view.



- Mid Terraced Cottage • Lounge • Dining Room • Kitchen • Two Double Bedrooms • Bathroom • Enclosed Garden

Location

Situated in the quiet village of West Runton is this Two Bedroom mid terraced cottage. Located towards the end of an unmade road this property is tucked away but still within easy access of all amenities and transport links. West Runton benefits from a convenience shop with Post Office, Thai Restaurant & Takeaway, The Village Inn Public House and Restaurant, Corner House Tea Rooms, Train Station and bus stops, providing easy access to the surround towns, villages and Norwich.

Dining Room

Obscure uPVC double glazed entrance door, wall mounted gas fired radiator heating, understairs storage cupboard, wood effect laminate flooring, open to Kitchen, door to Inner Hall.

Kitchen

uPVC double glazed window to the rear aspect, range of base and wall mounted units set beneath roll edge work surfaces, inset stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for electric cooker with stainless steel chimney style extractor hood over, space for under counter fridge, wall mounted gas fired boiler, tiled splash backs, wood effect laminate flooring.

Inner Hall

Carpeted flooring, stairs rising to the first floor, door to Lounge.

Lounge

uPVC double glazed window to the front aspect, wooden fire surround with mantel, wall mounted gas fired radiator, carpeted flooring. Please note the original front entrance door leading into the lounge has been blocked up but can be unblocked if required.

Stairs and Landing

Stairs rising from the ground floor, steps to Bedroom 1 and step to landing with doors to Bedroom 2 and Bathroom.

Bedroom 1

uPVC double glazed window to the front aspect, wall mounted gas fired radiator, carpeted flooring, door to Ensuite WC.

Ensuite WC

Close coupled dual flush WC, work surface with inset wash hand basin and mixer tap over, shaver point and light, extractor fan, tiled splash backs, wood effect vinyl type flooring.

Bedroom 2

uPVC double glazed window to the rear aspect, wall mounted gas fired radiator, carpeted flooring.

Bathroom

Obscure uPVC double glazed window to the rear aspect, panel sided bath with mixer tap over and dual shower heads, pedestal wash hand basin, close coupled dual flush WC, wall mounted gas fired radiator, shaver point and light, extractor fan, tiled splash backs, tiled effect vinyl type flooring.

Outside

To the front of the property is a small low maintenance garden.

To the rear of the property is an enclosed garden mainly laid to lawn with brick weave pathway leading to the rear entrance door.

There is an off road parking space located opposite the rear garden, this does not belong to the property but has been used by occupants of this property for many years.



- Off Road Parking
- Unfurnished & Available NOW
- Call Henleys to view

Restrictions

Tenants who smoke cannot be considered for a tenancy at this property. One small pet may be considered.

FEES & DEPOSITS

There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £207.69 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£692.31) along with the deposit of £1,038.46 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: 70.6 m² (760 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements