

Arnolds | Keys



The Vicarage Church Road, Old Hunstanton, Hunstanton, Norfolk,
PE36 6JS
£1,200 PCM

- Substantial Detached House
- Kitchen and Garden Room
- Oil Central Heating and Double Glazing
- Ample Parking and Single Garage
- 6 Month Let
- 3 Reception Rooms
- 5 Bedrooms
- Large Gardens in Part Adjoining an Unfenced Pond
- Bathroom and Shower Room
- EPC Rating D

The Vicarage Church Road, Hunstanton PE36 6JS

A substantial detached property in a delightful location with large wrap around gardens part of which adjoin an unfenced pond. The accommodation includes 3 RECEPTION ROOMS, kitchen, garden room, 5 BEDROOMS, bathroom and shower room.



Council Tax Band: G



There is ample parking and a single garage. Heating is provided from an oil fired boiler and there is double glazing.

Old Hunstanton is a highly sought-after village on the north Norfolk coast, approximately 1 mile from the main town of Hunstanton and 10 miles from Burnham Market. The village has a local shop and post office and is renowned for its excellent sandy beaches, public houses, restaurants and nearby championship golf course.

6 Month Let

EPC Rating D. Council Tax Band G - Kings Lynn & West Norfolk

ENTRANCE LOBBY

Parquet flooring and built in cupboard.

OFFICE / STUDY

12'7" x 12'0"

Parquet flooring, UPVC square bay window to front elevation, radiator, built in cupboard and range of shelving and low level storage cupboards.

INNER HALL

Parquet flooring, radiator and stairs to first floor and built in cupboard.

LOUNGE

20'11" x 14'4"

A large room with long double glazed picture window, parquet flooring, fireplace with wood burner, radiator and door to garden room.

DINING ROOM

15'9" x 13'6"

Parquet flooring, radiator and double glazed window. Doors to garden room.

GARDEN ROOM

12'0" x 6'4"

Of UPVC construction with doors to garden.

CLOAKROOM

8'11" x 3'4"

Wash basin and WC.

KITCHEN

18'3" x 12'4"

A comprehensive range of modern base and wall units with ample work surfaces and inset sink. Radiator, double glazed window and door to utility room.

UTILITY ROOM

10'9" x 8'11"

Deep glazed butler sink, freestanding boiler, doors to front and rear and plumbing for washing machine.

FIRST FLOOR LANDING

Fitted carpet and airing cupboard.

SHOWER ROOM

5'4" max x 4'0" max

Shower only.

BATHROOM

10'4" max x 6'2" max

Bath, wash basin and WC.

CLOAKROOM

WC and hand basin.

BEDROOM

12'8" x 10'7"

Fitted carpet, fitted cupboards, radiator and double glazed window. Wash basin.

BEDROOM

12'4" x 11'6"

Fitted carpet, fitted cupboards, radiator and double glazed window. Wash basin.

BEDROOM

17'9" x 13'9"

Fitted carpet, fitted cupboards, two radiators and two double glazed windows. Wash basin.

BEDROOM

14'5" x 10'4"

Fitted carpet, fitted cupboards, radiator and two double glazed windows. Wash basin.

BEDROOM

10'10" x 10'5"

Fitted carpet, fitted cupboards, radiator and double glazed window.

OUTSIDE

The property stands in very large gardens laid mainly to lawn and in part adjoining an unfenced large natural pond.

Attached single garage and ample parking.

TENANTS NOTE

The deposit for this property is £1384.

EPC Rating D. Council Tax Band G - Kings Lynn & West Norfolk

Mains electricity and water are connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

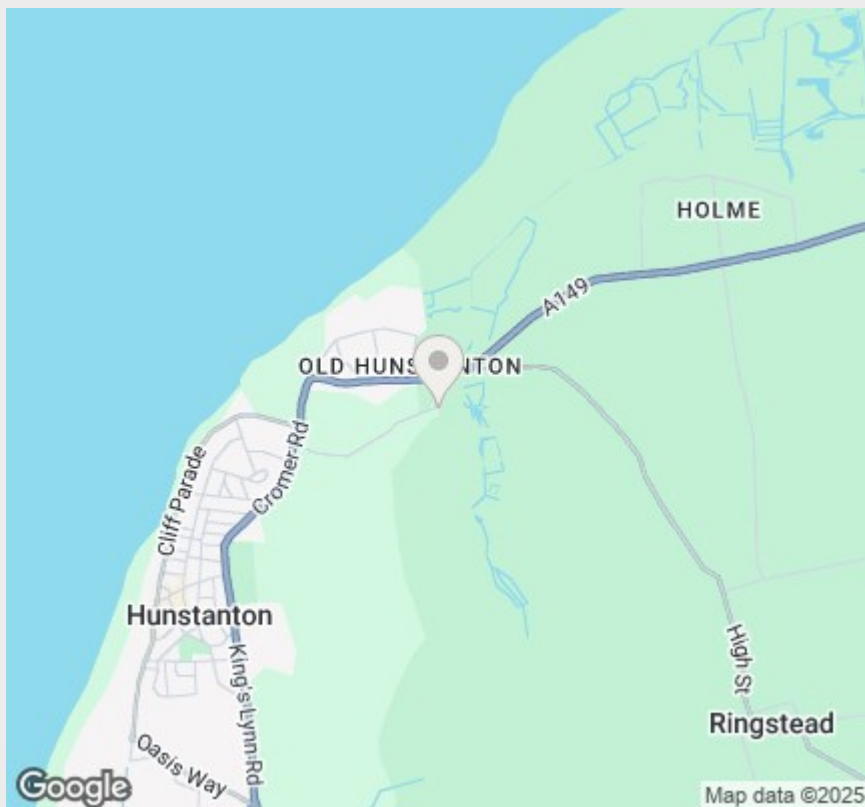
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £276.92. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



Viewings

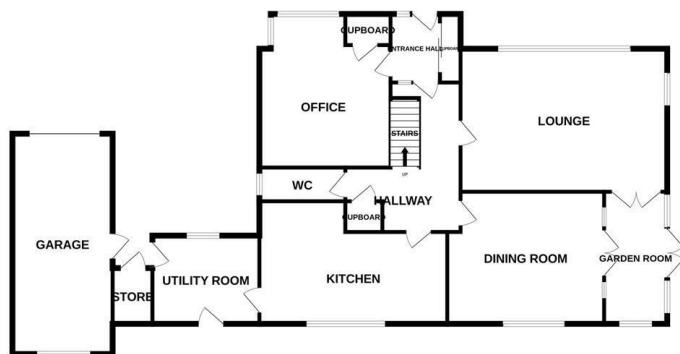
Viewings by arrangement only. Call 01603 216812 to make an appointment.

EPC Rating:

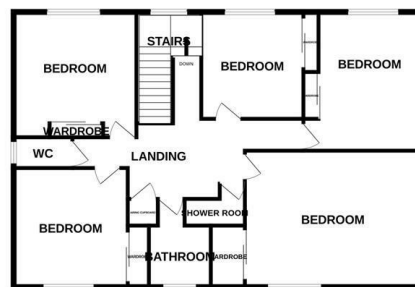
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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 are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

