



12 Green Farm Cottages, Hindolveston Road, Melton Constable, Norfolk, NR24 2NF

£1,000 PCM

- Semi Detached House
- Sitting Room and Dining Room
- Bathroom
- Large Gardens To Front & Rear
- Oil Central Heating & UPVC Double Glazing
- Currently Being Redecorated and Will Have New Carpets To First Floor
- Fitted Kitchen
- 3 Bedrooms
- Outbuilding
- Delightful Rural Location Overlooking Fields To Front & Rear

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Stunning countryside views are enjoyed from most aspects of this non estate 3 bedroom semi detached house. Oil fired central heating system and fully double glazed. The property is located approximately 2 miles from the neighbouring villages of Melton Constable and Briston where a good range of amenities will be found including a school. The sought after town of Holt is within easy reach as is the delightful North Norfolk coast with its wonderful beaches and areas of outstanding natural beauty.

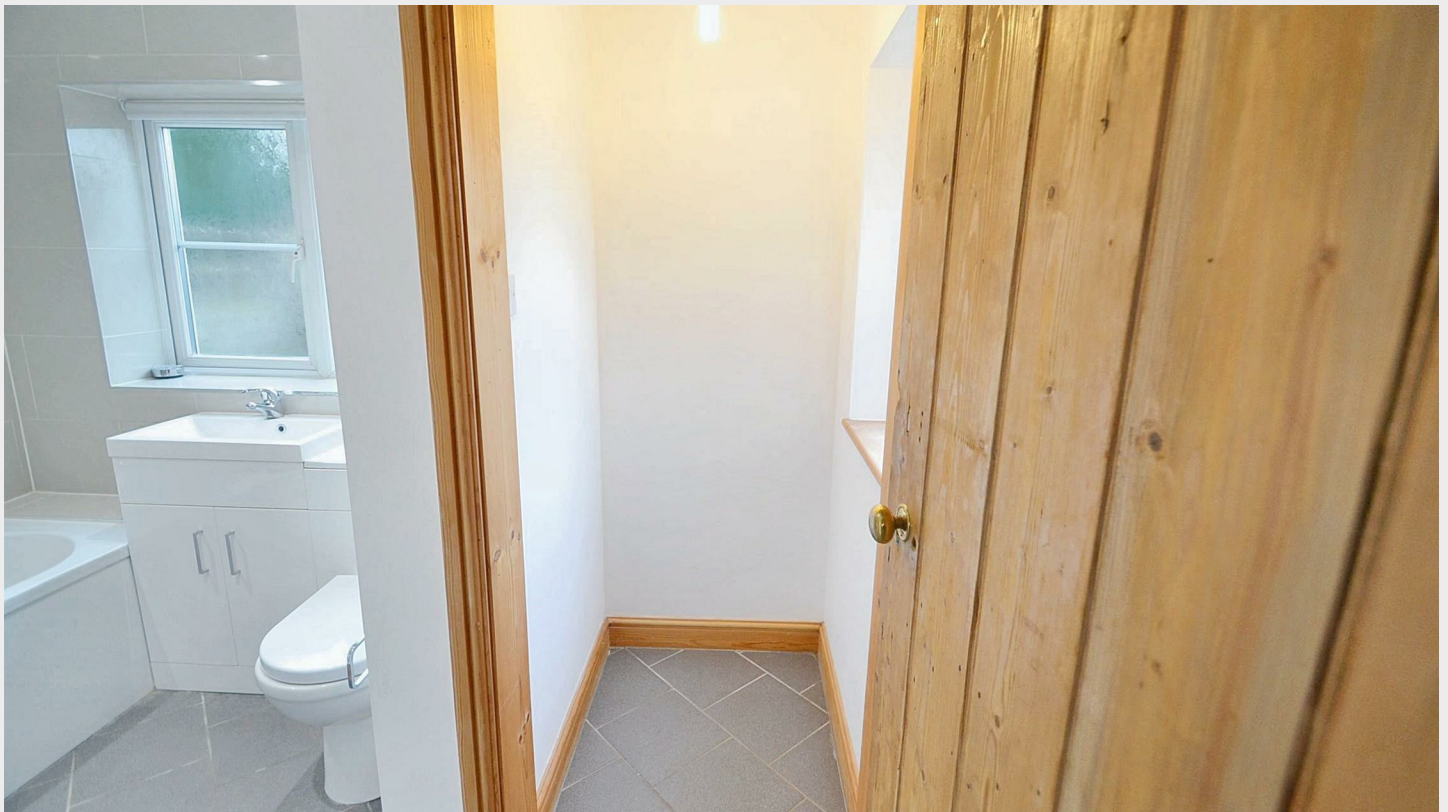
Accommodation includes a front entrance door into a lounge, dining room, bathroom with an over bath shower, kitchen to the rear and a side porch / utility room. On the first floor are 3 bedrooms.

The property has large gardens and a useful brick outbuilding.

EPC Rating: D Council Tax Band: B



Council Tax Band: B



Sitting Room

11'11" x 14'9" (max)

Entrance door and double glazed window. Open fireplace. Radiator. Telephone Socket. Two Double Electric Sockets.

Dining Room

9'10" x 12'11"

Stairs to first floor. Double glazed window. Tiled Floor. Radiator. Small Understairs Cupboard. Double Electric Socket. Two Fitted Cupboards.

Fitted Kitchen

6'9" x 7'4"

Base and wall units. Double glazed window. Tiled Floor. Space for a fridge. Oven, Hob and Extractor.

Bathroom

6'3" x 6'3"

Three piece suite with remotely operated over bath shower. Tiled Floor. Heated Towel Rail.

Side Porch/Utility Room

6'9" x 7'9"

Two Double Electric Sockets. Space for a Washing Machine. Radiator. Door to Garden.

Bedroom 1

12'0" x 7'11" (max)

Double glazed window. Single Radiator. Double Electric Socket. Feature Fireplace.

Bedroom 2

8'6" x 6'2"

Double glazed window. Single Radiator. Double Electric Socket.

Bedroom 3

11'1" (max) x 9'11"

Double glazed window. Radiator. Two Double Electric Sockets.

Outside

Established gardens to front and rear with field views to both aspects. Outside Storage Shed.

Tenants Note

The deposit for this property is £1,153

EPC Rating - D Council Tax Band B - North Norfolk.

Private drainage system and water. The water is charged to the tenant by the landlord at £150pa. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker

(www.checker.ofcom.org.uk/en-gb/mobile-coverage
OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. 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 £230.76. 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.

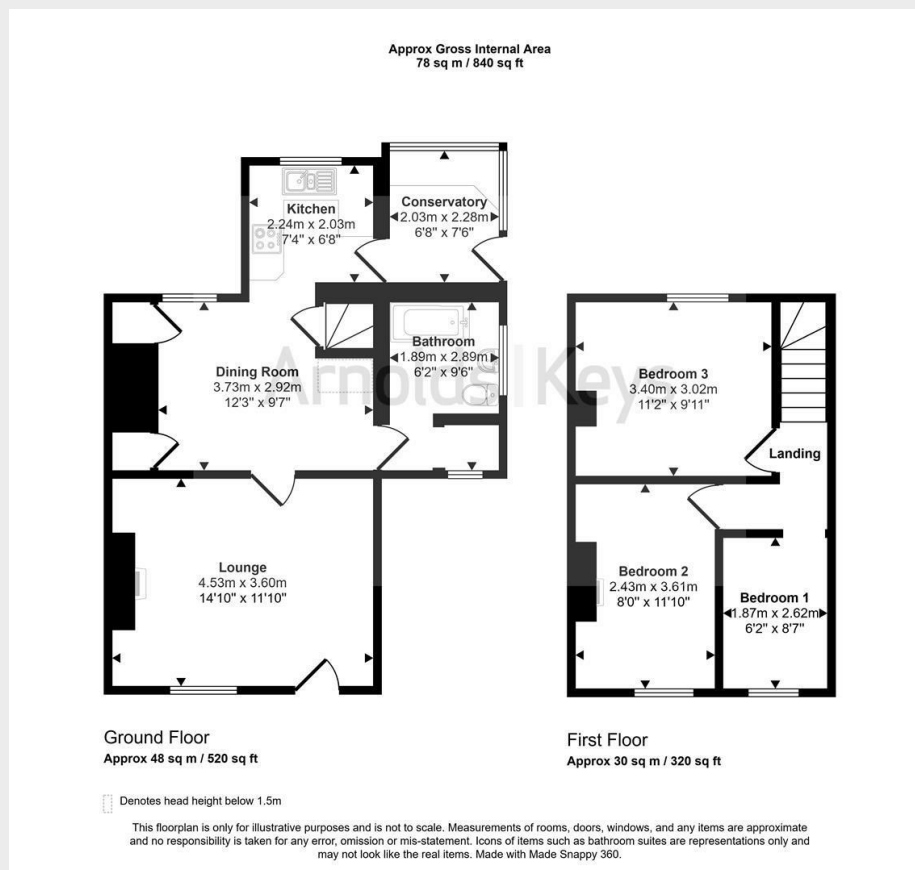


Viewings

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		81
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.

