



1 Bellview Close, Briston, Melton Constable, NR24 2SJ £950 Per Calendar Month

- 3 Bedrooms
- Fitted Kitchen With Oven
- Shower Room
- 2 Allocated Car Parking Spaces
- Council Tax Band: B
- Living Room / Dining Room
- Conservatory
- Paved Rear Garden with Shed
- EPC Rating: C

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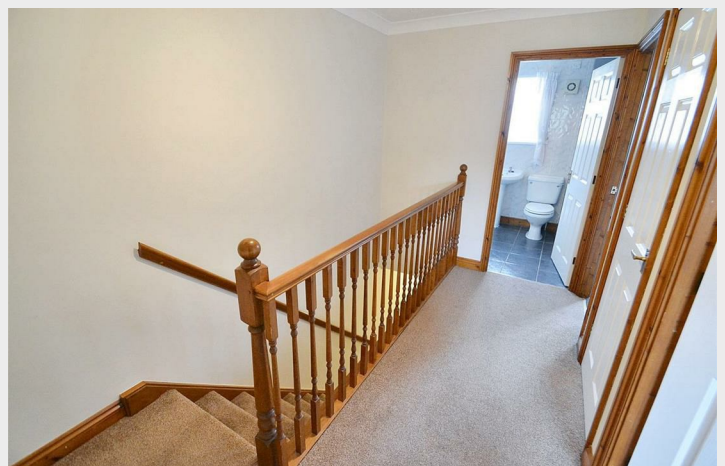
This THREE BEDROOM MID TERRACE HOUSE has allocated car parking, a paved rear garden, double glazing and oil central heating.

Located in the village of Briston, the accommodation includes an entrance hall, cloakroom, large lounge/dining room, a fitted kitchen, conservatory and shower room.

Briston is a small village with village school, pubs, butchers and convenience store. Only four miles from Holt market town where all other local amenities can be found and the beautiful Holt country park.



Council Tax Band: B



Entrance Hall

Carpet, radiator and stairs to first floor.

Cloakroom

2'9" x 4'3"

Carpet, radiator, low level w/c, and white wash basin.

Living Room/Dining Room

25'10" x 12'8"

Carpet, 3 double electric sockets, under stairs cupboard, 2 radiators, 1 single electric socket, television and telephone socket.

Kitchen

7'2" x 9'10"

Vinyl flooring, 2 single electric sockets, range of base and wall fitted kitchen units, space for a fridge and washing machine, Beko 4 ring hob & Bosch Single Electric Fan Oven and radiator.

Conservatory

9'5" x 7'3"

Tiled flooring and double electric socket.

Landing

Single electric socket and airing cupboard.

Shower Room

6'8" x 6'1"

Tiled flooring, shower enclosure with Triton electric shower, white low level w/c and pedestal wash basin, shaving light, radiator, medicine cabinet, chrome effect towel rail and toilet roll holder.

Bedroom 1

8'7" x 10'1"

Carpet, 2 double electric sockets, radiator and fitted wardrobe.

Bedroom 2

8'6" x 12'4"

Carpet, 2 double electric sockets, television socket, radiator and telephone socket.

Bedroom 3

6'7" x 6'11"

Carpet, fitted wardrobe, 3 drawer storage unit & over head storage cupboard, radiator, shelf, television and telephone sockets, 2 double electric sockets,

Rear Garden

Enclosed Paved Rear Garden with a shed.

TENANTS NOTE

The deposit for this property is £1096.

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

All main services available or connected. 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 £219.23 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.

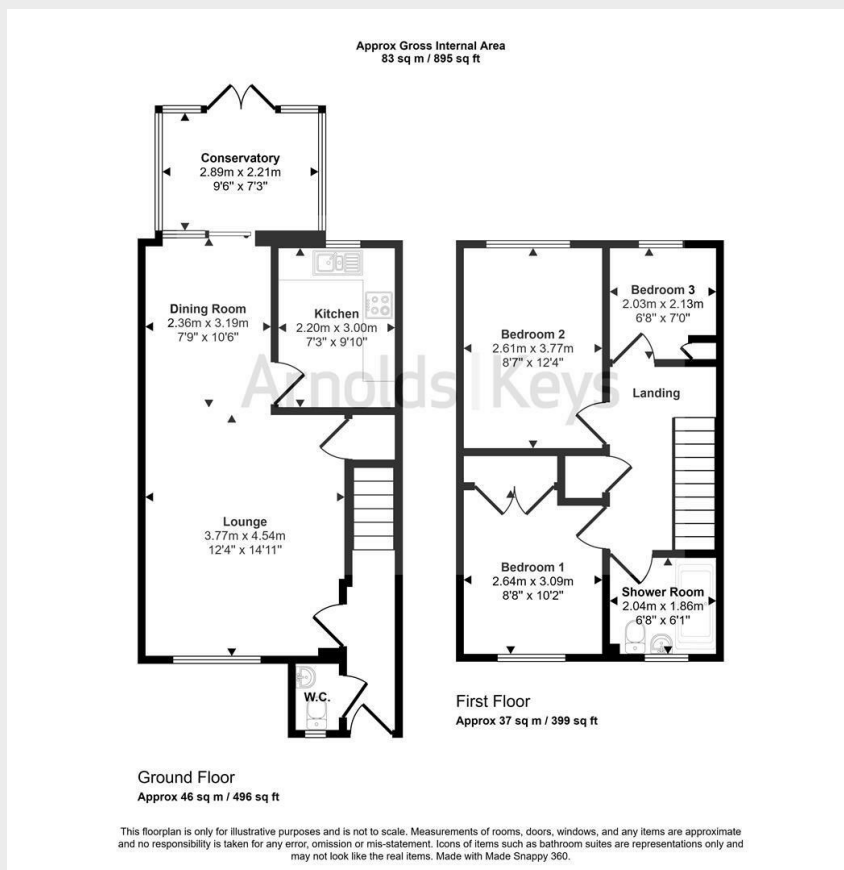


Viewings

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		87
(69-80) C	69	
(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	



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.

