



The Rectory, 19 Home Piece Road, Wells-Next-The-Sea, NR23

~~1PX~~

£1,400 Per Calendar Month

- Substantial Modern Detached House
- 5 Bedrooms
- 2 En Suites and A family Bathroom
- Double Garage With EV Charging Point
- EPC Rating B
- Favoured Location
- 3 Reception Rooms
- Large Fitted Kitchen / Breakfast Room
- Good Size Garden
- Short Let Only

19 Home Piece Road, Wells-Next-The-Sea NR23 1PX

Nestled in the charming and highly sought after coastal town of Wells-Next-The-Sea, this impressive detached house on Home Piece Road offers a perfect blend of comfort, modern living, versatility and space for all the family.

Upon entering you are greeted by 3 well-appointed reception rooms with a feature fireplace and wood burner in the lounge. The large kitchen / breakfast room is well fitted with integrated appliances.

The property boasts 5 spacious bedrooms to include a main suite with a dressing room and ensuite and a further bedroom with an ensuite. Overall there are 3 bathrooms.

Outside, the property is approached by a long drive off Home Piece Road and features ample parking leading to a double garage which has an EV charging point. There is a good size garden to the rear and the property adjoins a small children's play area.

This area is known for its picturesque scenery with the stunning coastline just a short distance away.



Council Tax Band: F



Wells Next The Sea is one of the most popular towns on the North Norfolk Coast with a wonderful sweeping sandy beach bordered by pinewoods and colourful beach huts, a bustling harbour and wide variety of amenities including schools, a doctor's surgery, dentist, library, pubs, restaurants and interesting independent boutiques and galleries.

This property is only available for a short let - please enquire of the agent for further details.

EPC Rating B. Council Tax Band F - North Norfolk District Council.

ENTRANCE HALL

Entrance door, wood flooring, radiator and stairs to first floor. Built in cloaks cupboard and further built in cupboard.

CLOAKROOM

Wash basin, WC and radiator.

STUDY / FAMILY ROOM

17'1" x 11'4"

A double aspect room with fitted carpet, 2 radiators and a fireplace.

DINING ROOM

11'8" x 11'9" plus bay

Bay projection with doors to the rear garden. Fitted carpet and radiator.

LOUNGE

18'11" x 15'3"

A double aspect room with fitted carpet, 2 radiators and a feature red brick fireplace and chimney with wood burner.

KITCHEN / BREAKFAST ROOM

19' x 15'9" overall

An L shaped room with a comprehensive range of base and wall units, ample work surfaces and integrated appliances including a range cooker, fridge / freezer and dishwasher. Wood flooring, 2 radiators.

UTILITY ROOM

Base unit and work top. Inset sink. Gas boiler for central heating. Door to side. Integrated washing machine.

FIRST FLOOR LANDING

Fitted carpet, radiator and airing cupboard.

MAIN BEDROOM SUITE

Bedroom - 17'2" x 16'7".

A double aspect room with fitted carpet, 3 radiators, 2 built in double cupboards and 1 built in single. Arch to inner hall with fitted carpet and built in double cupboard. Door to en suite and door to dressing room.

EN SUITE

A 4 piece suite including shower cubicle, bath with shower attachment, wash basin and WC.

DRESSING ROOM

16'5" x 9'11"

Part pitched ceilings, fitted carpet, Velux window and radiator.

BEDROOM

12'10" x 11'11"

Fitted carpet, radiator and built in double cupboard.

EN SUITE

Shower, wash basin and WC.

BEDROOM

11'7" x 7'7"

Fitted carpet and radiator.

BEDROOM

15'3" x 11'

Fitted carpet and radiator.

BEDROOM

11'10" x 8'5"

Fitted carpet and radiator.

FAMILY BATHROOM

A 4 piece suite including shower cubicle, bath with shower attachment, wash basin and WC.

OUTSIDE

The property is approached off a long drive to a turning / parking area and leading to the double garage.

To the rear of the property is a good size garden with a summer house and greenhouse.

The property adjoins a small children's play area.

DOUBLE GARAGE

With twin up and over doors.

Within the garage is an EV charging point.

TENANTS NOTE

The deposit for this property is £1615.

EPC Rating B. Council Tax Band F - 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)

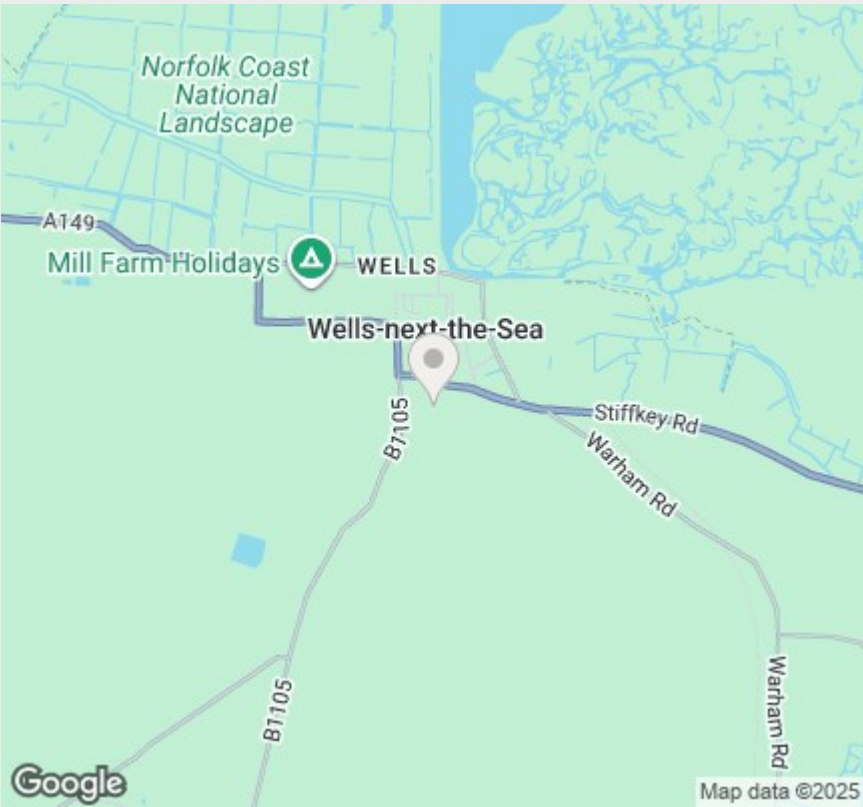
Please be aware that marketing photographs for this property may have been taken using a wide angle lens and may also have been taken before the current tenancy started. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please 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 £323.07. 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	85
(69-80) C		
(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.

