

HARDIMANS

12 Commodore Road
Lowestoft, Suffolk. NR32 3NF

£950 PCM



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Nestled in the heart of Oulton Broad, this charming two-bedroom house offers a delightful blend of comfort and convenience. With its prime location, residents can enjoy picturesque views of the Broads, making it an ideal retreat.

The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The two well-proportioned bedrooms provide ample space for relaxation, while the modern bathroom ensures all your needs are met. The house is equipped with gas central heating and sealed unit double glazing, ensuring warmth and energy efficiency throughout the year.

For those with vehicles, the property boasts off-road parking for one car, adding to the convenience of living in this desirable area. The enclosed rear garden offers a private outdoor space, ideal for gardening enthusiasts or simply enjoying the fresh air.

Situated centrally in Oulton Broad, this home is within easy reach of local amenities, including shops, cafes, and recreational facilities. The property presents a wonderful opportunity to embrace the charm of Suffolk living. Don't miss the chance to make this delightful house your new home.

AFFORDABILITY

PLEASE NOTE: to meet referencing criteria you will require a minimum joint monthly income of £2375 or provide a UK based home owning guarantor.

NOTE

The Landlord will not accept pets at this property

LOUNGE

15'8 x 15'04 (4.78m x 4.67m)

Plus bay window, Views overlooking the Broads, fitted carpet, UPVC bay window, UPVC window to side aspect, 2 radiators, TV and phone points, stairs to first floor, understairs storage cupboard, door to

KITCHEN/DINER

15'06 x 8'03 (4.72m x 2.51m)

Carpeted floor, UPVC window and half glazed door to rear, U-shaped laminate worktop, White wall and base units, space for electric cooker, recess for washing machine, tall larder cupboard, spaces for under counter fridge and freezer, tiled splashbacks, boiler, fluorescent light fitting, extractor.

STAIRS TO FIRST FLOOR LANDING

BEDROOM 1

12'6 x 15'08 (3.81m x 4.78m)

into recess, Views over Oulton Broad, fitted carpet, dual aspect UPVC windows, radiator.

BEDROOM 2

9'55 x 8'11 (2.74m x 2.72m)

Fitted carpet, radiator, UPVC window

BATHROOM

White cased bath with shower over, extensive wall tiling, pedestal washbasin, low level WC, airing cupboard, fitted carpet, radiator, shaver socket, UPVC window.

OUTSIDE

to the rear, wrap around garden mainly laid to lawn, timber and felt roof shed, small patio area, path and gate leading to off road parking

FEES PAYABLE

RENT: £950 / DEPOSIT: £1090

HOLDING DEPOSIT: £215

MATERIAL INFORMATION

This property has:

Mains Gas, Electric, water & sewerage

Flood Risk Info: Very Low

* Broadband: Ultrafast 1800mbps

* Mobile; 5G is predicted to be available around your location from the following provider(s): EE, Three, O2, Vodafone.

Please note that this predicted 5G coverage is for outdoors only

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



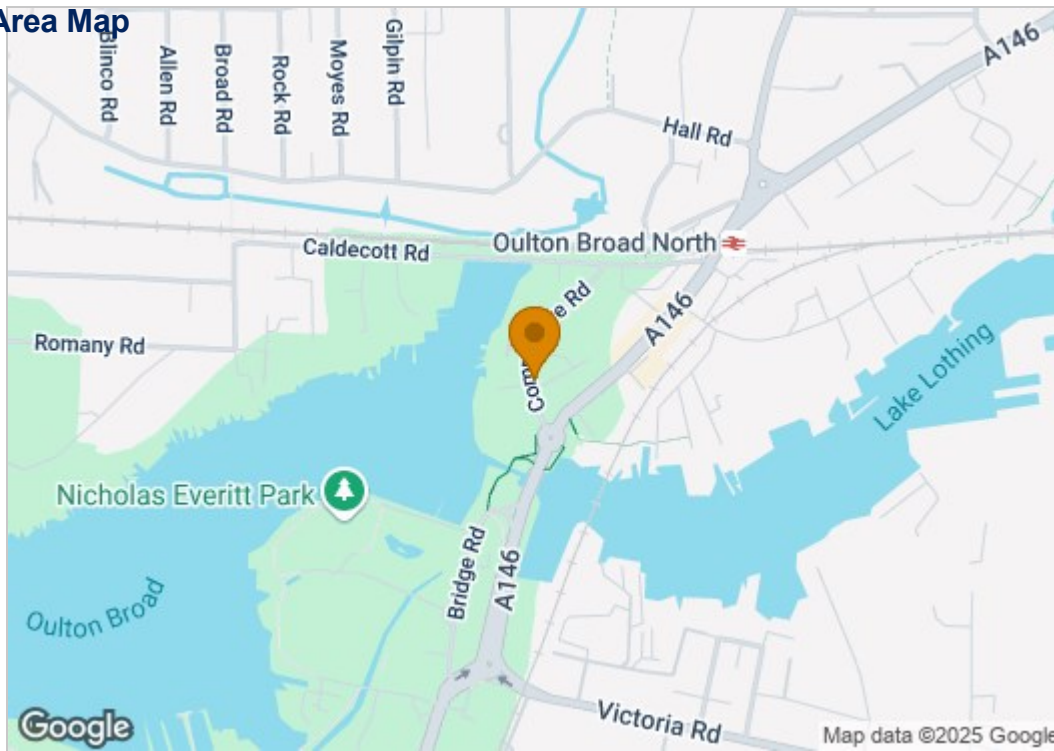


Viewing

Please contact our Lowestoft Office if you wish to arrange a viewing appointment for this property, submit an application or require further information.

**Hardimans Limited,
134 London Road North,
Lowestoft, Suffolk NR32 1HB
01502 515999
lettings@hardimans.co.uk**

Area Map



Terms of Business

VIEWINGS: will be carried out strictly by appointment only

APPLICATIONS: must be completed for each person over 18 years of age with:

- a) Completed and SIGNED Tenant Assessment Application Form
- b) Proof of identification (Passport or a photo driving licence with full birth certificate)
- c) Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, credit card statement, gas or electricity bill etc.)
- d) Proof of income, 3 x wage slips, 1 x SA302, proof of Benefits or pension award letters

ACCEPTANCE: Satisfactory credit search reports, right to rent checks and references will be forwarded to the Landlords for approval.

AGREEMENT: An assured shorthold letting agreement for a period of 6 months which will continue thereafter on a month to month basis is usual.

UTILITIES: Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)

HOLDING DEPOSIT: A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved

RENT: One month's rent is payable as cleared funds before any keys can be handed over.

DEPOSIT: The deposit will be as stated and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will be returned, less any deduction for shortages, damage or any items missing from the inventory.

PETS: Pets are only permitted on some properties (not all) with written consent from the Landlord and may be subject to a £15.00 per month increase on the rent.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	