



****SHORT TERM LET ONLY**** This characterful former coach house with inglenook exposed beams and 2 bedrooms, en-suite shower room and family bathroom together with large kitchen/dining room is ideal for a busy professional couple or shortterm stop gap.
N.B: Available for a short term 6 month let only from 6th October 2024

NB: Service Charge Payment to cover electricity, water, drainage, heating, council tax and Wifi will need to be paid direct to the landlord on a monthly basis in addition to the rent at £350 PCM.

Available: 6th October 2024
Furnishing: Fully Furnished
Holding Deposit: £195.00
Damage Deposit: £978.00
Pets: No
Smokers: No

Location Cawston is a good sized village situated some 4 miles east of Reepham and 6 miles west of Aylsham with an excellent village delicatessen, village stores, primary school, public house and regular bus services.

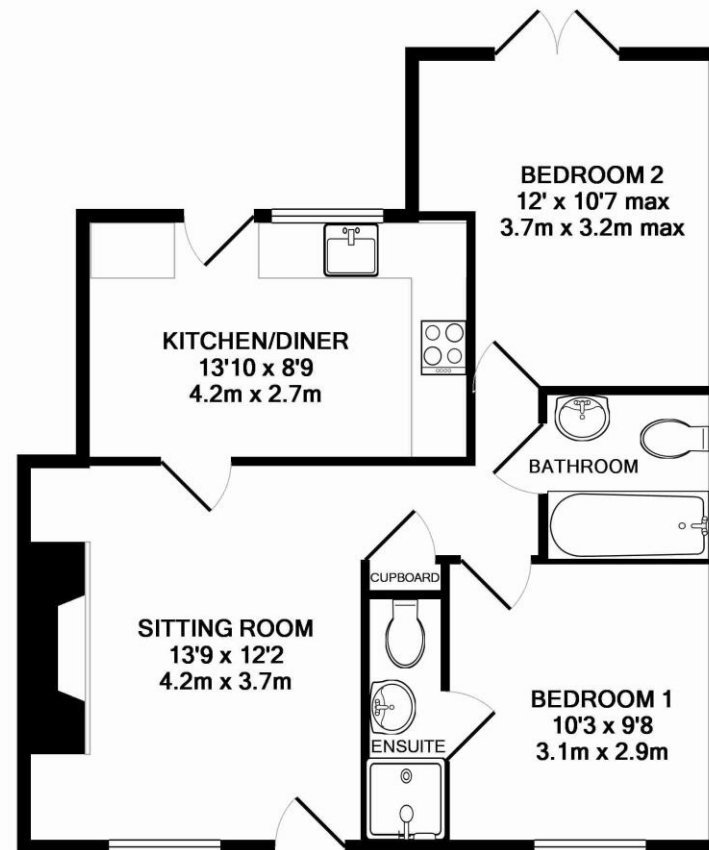
Directions The property is within the Reepham High School catchment area. To find the property leave Reepham Market Place by bearing right on the B1145 to Aylsham road, proceed for about 4 miles into the village of Cawston and take the first turning right and after 200 yards turn left onto New Street and the property will be found on the left hand side.

N.B: To the rear is a courtyard which is extremely sheltered and whilst it contains a swimming pool this is only for use in the summer months.

N.B: It should be noted that the photographs for this property were taken before the current tenancy and therefore may be subject to change.

For further information and to arrange your viewing, please contact our friendly and professional staff.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also, if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



Measurements are approximate. Not to scale. Illustrative purposes only
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