

*1 Farm Cottages, Egmere Road, Walsingham, NR22 6BS*



Cruso & Wilkin

# 1 Farm Cottages

Egmere Road, Walsingham

To Let £1,100 pcm



We present a semi detached property only a brief walk from the heart of Walsingham. This three-bedroom Cottage features a spacious reception room equipped with an open fire, a garden and off-road parking.

## Location

The property is located in Norfolk in the parish of Walsingham, which is 5.6 miles from the market town of Fakenham and 5.8 miles from the very popular quayside town of Wells-Next -The -Sea.



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## Situation and Direction

The village is well known for the Walsingham Abbey Grounds, Shirehall Museum, medieval Priory ruins and a place of pilgrimage. It is served by independent shops, pubs, a farm shop and a Primary School. In the town of Fakenham, you will find high street shops, pubs, a church, a leisure centre, schools and parks as well as larger supermarkets.

From the A1065 / A148 roundabout at the Fakenham Shell Garage, head North on the A148 towards Holt, taking the first left onto the B1105, Fakenham Road. Follow this for approximately 4 miles and take the first left onto Blind Dick's Road. Continue Right onto Sandy Lane then straight on to Egmere Link Road, at the junction turn right onto Egmere Road. Continue for approximately 165 feet and the access to the property is on the left on a gravel drive.



Nearest Postcode  
NR22 6BS



///sideboard.rock.moon

Cruso & Wilkin

## Description

1 Farm Cottages can be found on Egmere Road, one of a pair of semi-detached properties with a south-facing front garden and a back garden with outbuilding.

The property is accessible by a private road offering off-road parking.

A newly refurbished property consisting of a kitchen and a large reception room on the ground floor, with a downstairs lavatory and under-stairs storage. On the first floor, there are three bedrooms and a bathroom with a bath.

The property benefits from air source heating and an open fire.

The front garden is south facing providing light into the property.

## Accommodation Details

### Ground Floor

#### **Entrance**

The entrance hall provides access to the downstairs cloakroom, reception room, kitchen and stairs to the second floor. One radiator.

#### **Kitchen 3.34m x 2.23m**

Rear aspect facing window, offering a brand new kitchen to include wall and base units and worktop. Stainless steel inset kitchen sink with drainer. Integral cooker and hob with extraction overhead. There is space for a fridge/freezer and plumbing for a dishwasher with additional plumbing in the under-stairs area. One radiator.

#### **Living room / Dining area 7.58m x 3.34m**

Front aspect facing windows, a large reception room offering space for both a lounge and dining area with an open brick fireplace and wooden mantel. Two radiators.

#### **Cloakroom**

Rear aspect facing window, providing a wash hand basin and lavatory. One radiator.

Stairs leading to the first floor.

### First Floor Accommodation

#### **First Floor Landing**

#### **Bedroom One 4.40m x 3.189m**

Front aspect facing window with one radiator.

#### **Bedroom Two 3.18m x 3.42m**

Front aspect facing window with one radiator.

#### **Bedroom Three 2.44m x 1.78m**

Rear aspect facing window with shelved storage cupboard.

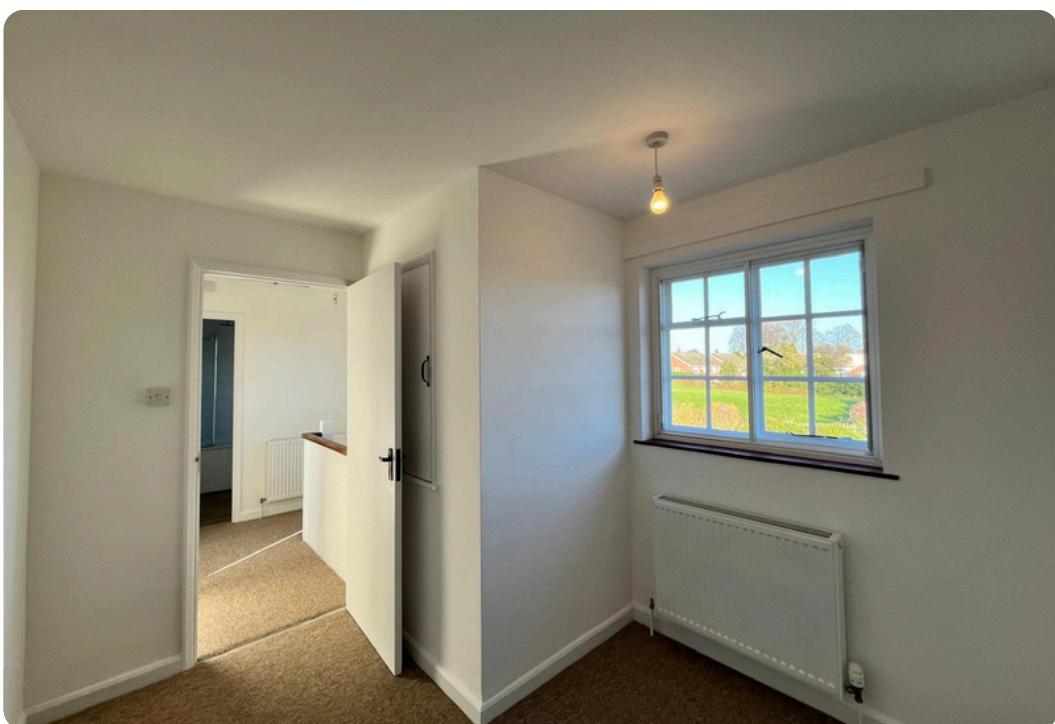
#### **Bathroom 2.43m x 2.08m**

Rear aspect facing window, newly fitted bathroom suite including wash hand basin unit, lavatory, bath with overhead shower and towel rail. Cupboard housing the heating equipment.

#### **Outside**

The property features both a front and a back garden. The front area is grassed, while the rear includes additional garden space and parking.









## Boundaries, Plans, Areas, Schedules and Disputes

The tenant will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Letting Agent whose decision acting as Experts shall be final.

## Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

## Services

The property benefits from Air source heating and mains water, electricity and sewage.

## Tenure

The property will be let with vacant possession being provided upon completion.

## Measurements

All measurements and areas are approximate. Whilst we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

## Deposit

A deposit of **£1,269.00** will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the Tenancy:

1. Return of the deposit will be held by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the Tenancy, the deposit will be held pending agreement between the Landlord/ tenant as to the amount of any dilapidations payable.

## Local authority

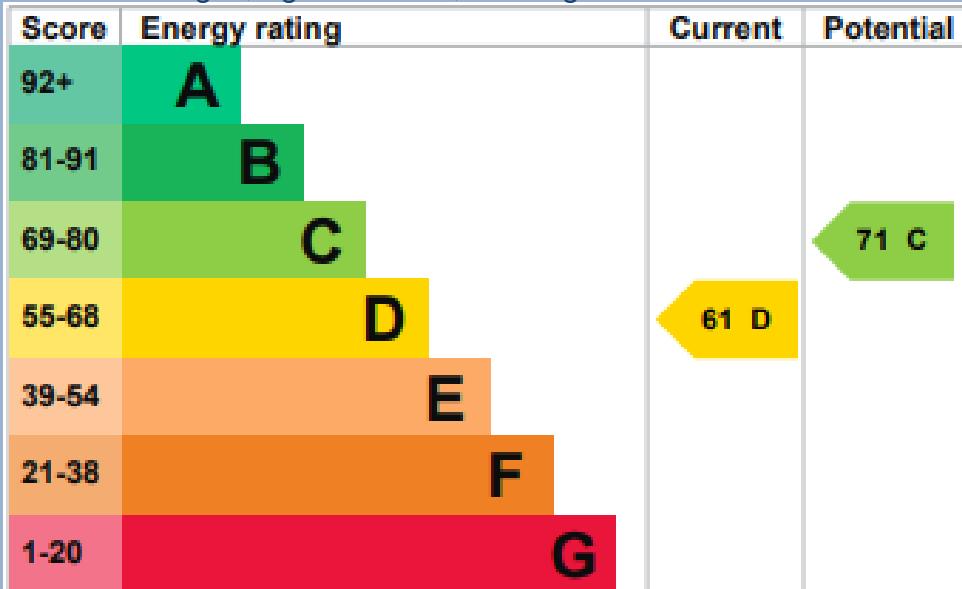
North Norfolk District Council  
Council Offices  
Holt Road  
Cromer  
Norfolk  
NR27 9EN  
Telephone: 01362 656870

## Council Tax

The Council Tax Band for this property is B.

## Energy Performance Certificate

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## Money Laundering Regulations

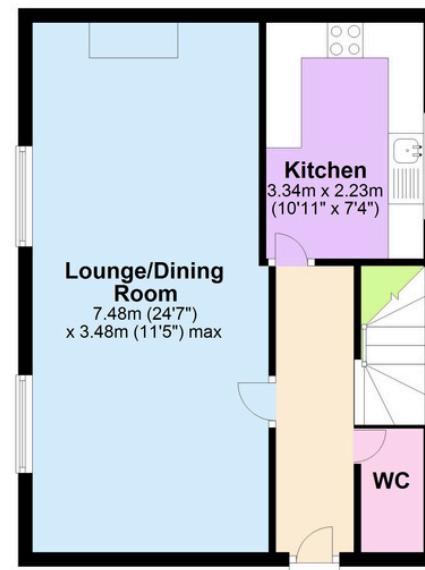
Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

## Important Notice

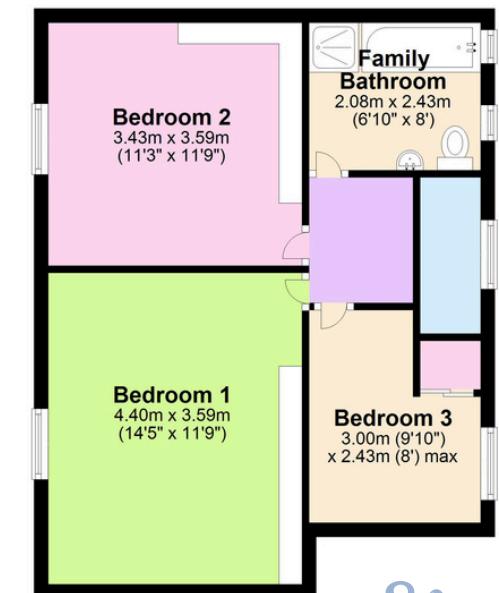
These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.

Approx. 42.6 sq. metres (458.4 sq. feet)



First Floor  
Approx. 45.5 sq. metres (489.6 sq. feet)



FOR ILLUSTRATIVE PURPOSES ONLY

Total area: approx. 88.1 sq. metres (948.0 sq. feet)



**Sole Agents:**

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington,  
King's Lynn, Norfolk PE31 6DH

Tel: 01553 691691

*Charlotte Tyndall*  
Property Manager

[ct@crusowilkin.co.uk](mailto:ct@crusowilkin.co.uk)  
01553 691691

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