

£1,500 pcm



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279 Southtown Road Great Yarmouth, NR30 0JB

- **MAGNIFICENT THREE STOREY HOUSE**
- **FOUR DOUBLE BEDROOMS**
- **BRAND NEW FITTED KITCHEN**
- **BAY FRONTED LOUNGE**
- **POPULAR LOCATION**
- **LUXURY BATHROOM**
- **GROUND FLOOR SHOWER ROOM**
- **NEW COMBI BOILER**
- **OVER 2,000 sq ft of LIVING**
- **AVAILABLE IMMEDIATELY**

ACCOMMODATION

GROUND FLOOR

Porch

Entered from the front forecourt/driveway through a partially glazed uPVC sealed unit double glazed door. This is a delightful hallway with original tiled floor.

Hallway

Entered from the lobby through a partially glazed hardwood door, into this spacious hallway. Doors to the Lounge and Kitchen, freshly decorated, new carpet and a staircase to the first floor.

Lounge 15' 5" x 14' 5" (4.7m x 4.4m) into bay

Freshly decorated, a new carpet underfoot, bay window with full uPVC sealed unit double glazing and radiator.

Dining Room 14' 9" x 10' 10" (4.5m x 3.3m) max

Perfectly located adjacent to the Kitchen, the Dining Room has a new fitted carpet, radiator and uPVC sealed unit double glazed window.

Kitchen 14' 5" x 10' 2" (4.4m x 3.1m)

Entered from the Hallway or from the Utility your brand new contemporary Kitchen features a range of base and wall units fitted to two walls with a square edge worktop and tiled splashback over. An electric range cooker with chimney extractor, stainless steel sink and plenty of space is provided for your appliances. A uPVC sealed unit double glazed window, vinyl paid to floor and an archway to...

Utility Room 11' 2" x 9' 6" (3.4m x 2.9m)

Perfect extra storage area and the back door leads you outside.

Shower Room 6' 7" x 4' 3" (2m x 1.3m)

A suite comprises of a low level WC, wall mounted sink, walk in shower cubicle, towel rail radiator, ceramic tiled walls and an opaque uPVC sealed unit double glazed window.

FIRST FLOOR

At the top of the stairs, this gallery style landing has a fitted carpet and doors leading off to all first-floor rooms.

Bedroom 1 18' 4" x 15' 5" (5.6m x 4.7m) max

Freshly decorated, fitted carpet, radiator and a bay uPVC sealed unit double glazed window to front aspect.

Bedroom 2 14' 9" x 10' 10" (4.5m x 3.3m) max

Freshly decorated, fitted carpet, radiator and a uPVC sealed unit double glazed window to side aspect.

Bathroom 10' 2" x 6' 11" (3.1m x 2.1m)

Entered from the landing and located at the rear of the property this is a spacious, modern family bathroom. There is a pedestal wash hand basin, full size freestanding clawfoot bath, opaque uPVC sealed unit double glazed window and a radiator. A separate WC is also available next door.

SECOND FLOOR

At the top of the stairs, a fitted carpet and doors leading off to both second floor Bedrooms.

Bedroom 3 18' 4" x 15' 9" (5.6m x 4.8m)

Freshly decorated, fitted carpet, radiator and a uPVC sealed unit double glazed window to side aspect.

Bedroom 4 4' 9" x 10' 10" (4.5m x 3.3m) max

Freshly decorated, fitted carpet, radiator and a uPVC sealed unit double glazed window to side aspect.

OUTSIDE

To the front is a hard standing with space for two cars and to the rear is an enclosed courtyard.

Council Tax

Great Yarmouth Band B

EPC D

TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

RENT: £1,500.00 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).

DEPOSIT: In addition to paying the rent, the tenants are required to place a sum of £1,600.00 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from the inventory.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE

TENANCY:

First months rent in advance	£1,500.00
Deposit	£1,600.00
Total:	£3,100.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£350.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.

VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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THREE STOREY, FOUR DOUBLE BEDROOMS, FULLY RENOVATED, AVIALABLE NOW

We are delighted to offer FOR RENT this huge Victorian End of Terrance located on Southtown Road, Great Yarmouth. Spanning over 2,000 sq ft, your accommodation comprises of an Entrance Porch, bay fronted Lounge, Dining Room, large brand-new fitted Kitchen, Utility and Shower Room on the ground floor, while on the first floor, two double Bedrooms, luxury Bathroom and WC, while on the top floor another two double Bedrooms. Decorated throughout in crisp white paintwork, brand-new floor coverings throughout, a new Combi boiler and double glazed throughout.

MANY NEW UPGRADES | OVER 2,000 SQ FT OF LIVING

LOCATION AND AMENITIES

Located on Southtown Road, the link between Gorleston and Great Yarmouth. Convenient for a range of local amenities such as shops, pubs and a little further away the holiday attractions on the seafront. The town centre with all its hustle and bustle is within walking distance or a short bus ride from outside the property. Norfolk's excellent public transport network is available with links to Norwich and London, the local college on your doorstep and the beautiful Broads and countryside are nearby.

Contact: The 'ONE ESTATES' Team | Mobile: 07787 436600 | Email: info@one-estates.co.uk



279 SOUTHTOWN ROAD, GREAT YARMOUTH

TOTAL FLOOR AREA : 2024 sq.ft. (188.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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