



## Wellington Crescent, Sculthorpe

- THREE BEDROOM HOUSE
- EN-SUITE TO MASTER
- CONSERVATORY
- GARAGE & PARKING

**£995 pcm**

Deposit: £1,145  
Council Tax Band: A  
Type: Unfurnished  
Property Reference: 10388  
Landlord Requirement: No smokers



Brittons are delighted to offer this THREE BEDROOM SEMI-DETACHED HOUSE in Sculthorpe. The property has been freshly decorated, new flooring fitted throughout and benefits from electric central heating and uPVC double glazing. The accommodation is arranged over two floors comprising lounge, dining room, conservatory, kitchen and WC on the ground floor with master bedroom with ensuite, two further double bedrooms and family bathroom on the first floor. Outside offers front shingled drive area and garage with a rear low maintenance garden. Available NOW. VIRTUAL TOUR AVAILABLE. EPC Rating E/ Council Tax Band A/ Mains Electric, Water & Sewage.

#### FEES TO TENANTS-

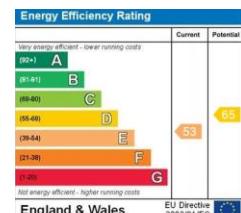
Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.

Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.

27-28 Tuesday Market Place  
Kings Lynn  
Norfolk  
PE30 1JJ

[www.brittons.net](http://www.brittons.net)  
lettings@brittons.net  
01553 692828



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.