



14c Mill Street, Holt,

rightmove 

Independent Estate Agents

Pointens

The Property

The property offered for rent is a very well appointed spacious three bedroom end terrace house, with garden and parking. The property is situated in a quiet location just a short stroll from Holt town centre and all its extensive amenities.

Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles away from where there is a fast rail service to London Liverpool Street.

Directions

From Holt High Street, proceed into Shirehall Plain and with Byfords on your left hand side follow the road round into Albert Street. At the fork in the road bear right into Mill Street. 14c will then be found on your right hand side after a short distance at the end of the terrace.

Accommodation

The accommodation comprises: -

Entrance Hall

Radiator, staircase to first floor.

Sitting Room/Dining Room (26'10 x 13'5, double aspect)

Three radiators, double doors to -

Conservatory (12'10 x 9')

Door to garden, radiator.

Kitchen (10' x 8'3)

Range of fitted base and wall units, inset one and half bowl sink unit with mixer tap, electric surface hob, electric double oven, plumbing for automatic washing machine, radiator.

Cloakroom

Wc, pedestal washbasin, tiled floor.

First Floor

Landing

Radiator, storage cupboard.

Bedroom One (13'1 x 11'5)

Storage cupboard, radiator.

Bedroom Two (11' x 11')

Radiator, fitted wardrobe.

Bedroom Three (10' x 6'2)

Radiator. BT point.

Bathroom

White suite comprising panelled bath, wc, pedestal washbasin, airing cupboard.

Shower Room

White suite with tiled shower cubicle and fitted shower, radiator, tiled floor and walls.

Curtilage

The property is approached over a gravelled driveway and there is off street parking to the side of the property. Directly behind the property is a pleasant, small garden area.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

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General Information

Rent: £1300 per calendar month payable in advance.

Damages Deposit: £1500 refundable at the end of the tenancy if no claim is justified.

Council Tax Band: C

Services: Mains electric, septic tank. Tenants will be responsible for all services and council tax.

References Required: Bank, employment and present or previous landlord, if applicable. We also carry out a credit check.

Fees: There will be a £300 holding deposit which will be refunded from the first month's rent.

Availability: The property is available from February 2025.

Type and length of tenancy: Unfurnished assured shorthold tenancy for 6/12 months.

Restrictions: Pets will be considered.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880

Ref: H313099L.

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