



## 5 Appleton Drive

Ormesby, Great Yarmouth, NR29 3RL

£1,250 PCM



A rare opportunity to rent a superb three bedroom detached bungalow, situated in the highly sought after village Of Ormesby, with it's excellent range of local amenities and services. The property is offered in very good condition, with modern kitchen and bathroom, three well proportioned bedrooms, private driveway providing ample off road parking, a single garage, oil central heating and a good size lawned garden. Properties such as this are rarely available, therefore an early viewing is highly recommended.



#### KITCHEN 12'2" maximum x 8'4" (3.71 maximum x 2.54)

A range of fitted quality white gloss wall and base level storage units with wood effect work surface over, space and plumbing for washing machine, inset one and a half bowl single drainer stainless steel sink unit, electric oven with four ring ceramic hob and extractor hood over, wood effect vinyl flooring, part tiled walls, radiator, double glazed window to front aspect, door to:

#### LOUNGE/DINING ROOM 14'8" x 12'8" (4.47 x 3.86)

Fitted carpet, two double glazed windows to front aspect, radiator, door to:

#### INNER HALL

Access to the loft space, doors leading off to:

#### BEDROOM 1 14'11" x 8'9" (4.55 x 2.67)

Fitted carpet, double glazed window to rear aspect, radiator.

#### BEDROOM 2 10'9" x 8'4" (3.28 x 2.54)

Fitted carpet, double glazed window to rear aspect, radiator.

#### BEDROOM 3 10'9" x 5'6" (3.28 x 1.68)

Fitted carpet, double glazed window to side aspect, radiator.

#### BATHROOM

Modern white suite with panel bath and electric shower over, vanity unit with inset wash basin, low level WC, part tiled walls, vinyl flooring, chrome heated towel rail, obscure double glazed window to rear aspect.

#### OUTSIDE FRONT

The property sits on a large plot to the front of which is a lawned garden and adjacent concrete driveway providing car parking which extends down the side of the bungalow beyond wrought iron gates to the garage.

#### GARAGE

With up and over door, power points and lighting, personal door to the side.

#### REAR GARDEN

Generous size and mainly lawned with fenced boundaries and woodland area at the bottom. The garden faces a sunny southerly direction. There is also an external oil fired boiler and outside tap.

#### COUNCIL TAX BAND

Council Tax Band- C

#### ADDITIONAL INFO

##### RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

##### TENANCY

Assured Periodic Tenancy

##### TERMS

NO SMOKING

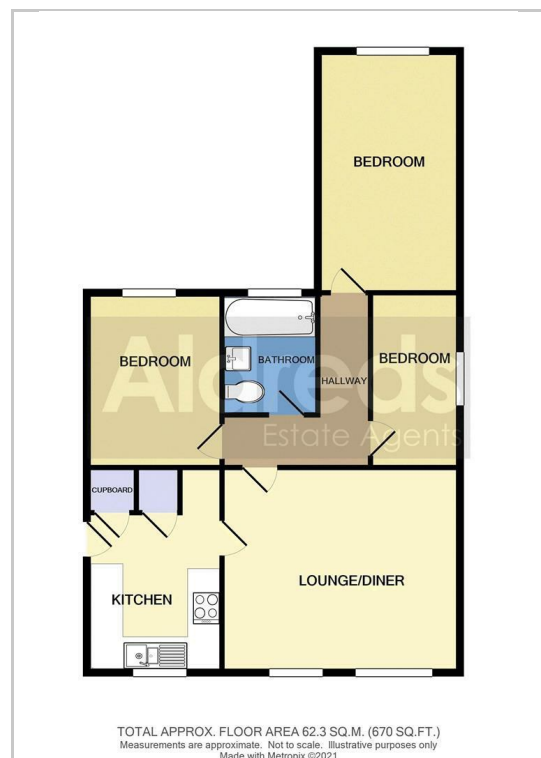
#### ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

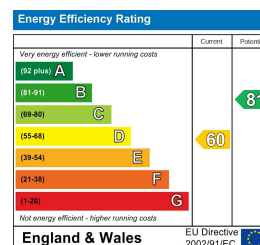
## Area Map



## Floor Plans



## Energy Efficiency Graph



#### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 849111 Email: [lettings@aldreds.co.uk](mailto:lettings@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA