

£1,100 pcm



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6 Heritage Mews Great Yarmouth, NR31 0HW

- MEWS HOUSE WITH 1,100 sq ft
- FRESHLY DECORATED THROUGHOUT
- GAS CENTRAL HEATING
- MODERN FIRST FLOOR KITCHEN DINER
- THREE BEDROOMS
- CLOSE TO TOWN CENTRE
- GROUND FLOOR SHOWER ROOM
- GROUND FLOOR UTILITY
- NEW FLOOR COVERINGS
- EPC C

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Enter the property through the new part glazed front door and arrive in the Entrance Hall. Freshly decorated, new carpet and stairs lead to the first floor whilst a door to the right provides access to the integral Garage and another to...

Utility Room 3.30m x 2.70m (10' 10" x 8' 10")

The utility features base units in a beech slab effect with black contrasting worktop and white tile splash backs. A sink/drainage with chrome mixer tap features as does space and plumbing for a washing machine and tumble dryer. A part glazed uPVC door provides access to your rear garden.

Shower Room 2.10m x 2.10m (6' 11" x 6' 11")

Comprises of a white suite featuring a low-level WC, pedestal sink and a shower cubicle with glass door enclosure. An opaque uPVC sealed unit double glazed window, vinyl floor and radiator.

FIRST FLOOR

Kitchen Diner 4.90m x 3.30m (16' 1" x 10' 10")

A range of base and wall units are fitted to two walls complete with roll edge worktops and tiled splashbacks. Integrated appliances include single oven with 4 burner gas hob and extractor over. There's a stainless-steel sink and drainer with mixer tap, radiator, two uPVC sealed unit double glazed windows and vinyl floor covering. Ample space for a family sized dining table to enjoy meals together.

Lounge 4.00m x 2.90m (13' 1" x 9' 6")

Situated at the front of the property and accessed from the landing, the Lounge is a good size, there are uPVC sealed unit double glazed double doors leading on to the 'juliet' balcony allowing plenty of natural light to flood the room. A fitted carpet and radiator also feature.

SECOND FLOOR

Bedroom 1 4.00m x 3.00m (13' 1" x 9' 10")

The master bedroom features a fitted carpet, a uPVC sealed unit double glazed window, radiator, and a door leading to ...

Ensuite 1.72m x 1.69m (5'8" x 5'7")

Bedroom 2 3.30m x 3.10m (10' 10" x 10' 2")

Bedroom two also features a uPVC sealed unit double glazed window, radiator and fitted carpet.

Bedroom 3 2.50m x 1.80m (8' 2" x 5' 11")

Bedroom two also features a uPVC sealed unit double glazed window, radiator and fitted carpet.

Bathroom 1.77m x 1.68m (5' 10" x 5' 6")

Your bathroom suite comprises a full length panel bath, a low level WC and a pedestal wash hand basin.

OUTSIDE

Garage 5.32m x 2.71m (17' 5" x 8' 11")

Power, light and a vehicular up and over door

Garden

The rear garden is mainly laid to lawn with a slabbed patio area. Enclosed by wooden fencing.

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: £1,100.00 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 £1,200.00 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	£1,100.00
Deposit	£1,200.00
Total:	£2,300.00

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 (£250.00) 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 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

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.



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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3 STOREY MEWS TOWN HOUSE IN CONVENIENT LOCATION - AVAILABLE NOW

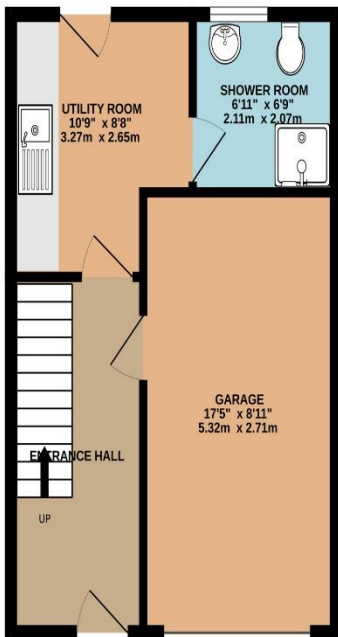
We are delighted to OFFER FOR RENT this beautifully refurbished three storey, three bedroom family home which comes complete with gas central heating & double glazing. This property has been redecorated throughout, there are brand new floor coverings also boasts an integral garage, rear garden, utility room, lounge, fitted kitchen & ensuite bedroom. A viewing is a must to appreciate all the benefits of this outstanding property.

LOCATION AND AMENITIES

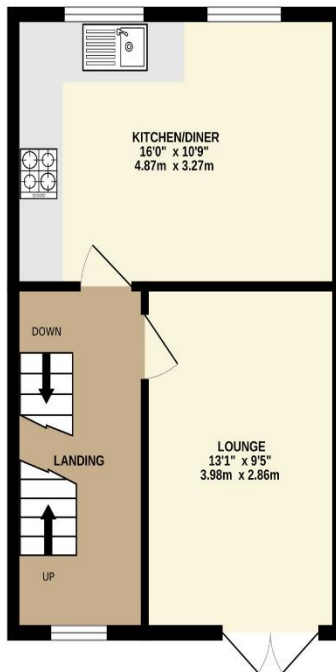
Situated just west of Great Yarmouth, this family home is the perfect place to live if you enjoy the convenience of being close to the town centre. Located a short walk from the 24 hour Tesco, you have all the amenities you could wish for, town centre shopping, many various restaurants and facilities nearby, the beach is just a few minutes drive away and the tranquil Norfolk countryside and broads within a few minutes by car or Great Yarmouths' excellent public transport network.

Contact: The 'ONE LETS' Team | **Phone:** 01493 658854 | **Email:** info@one-estates.co.uk

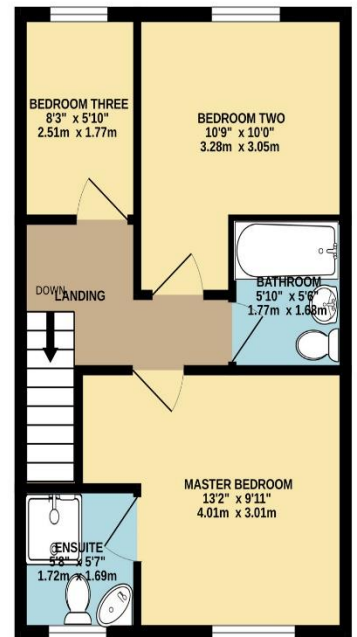
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
373 sq.ft. (34.6 sq.m.) approx.



2ND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



6 HERITAGE MEWS, GREAT YARMOUTH

TOTAL FLOOR AREA : 1118 sq.ft. (103.9 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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