Aldreds Lettings



23 Seafield Road South

Caister, Great Yarmouth, NR30 5LF

£1,000 PCM

2 1 1 C

Aldreds Lettings are delighted to offer this very well presented two double bedroom detached bungalow situated at the end of a cul-de-sac close to local shops and the beach. The accommodation comprises of an entrance hall, living room, superb fitted kitchen with integrated appliances, two double bedrooms, bathroom with shower over the bath, wrap-around garden, private off street parking, gas central heating, double glazing, Council Tax Band C, UNFURNISHED







Entrance Hall
Part glazed front door to entrance hall, laminate wooden floor, inset spotlights, radiator.

Living Room 13'1" x 9'10" (4 x 3)
A lovely living room with front aspect window, TV point, radiator and access to the Kitchen.

Kitchen 14'5" x 8'10" (4.4 x 2.7)
Superb modern kitchen with ample storage and work surfaces. Appliances include gas hob, electric oven, cooker hood, inset fridge, freezer and washing machine. Spotlighting, glazed door to driveway, built in cupboard.

Bedroom 1 11'9" x 11'5" (3.6 x 3.5)
Double bedroom, rear aspect window overlooking the garden. TV point, radiator.

Bedroom 2 9'6" x 8'10" (2.9 x 2.7)
Second double bedroom, rear aspect window, radiator.

Bathroom
Modern white suite comprising bath with shower over, WC and wash basin. Heated towel rail, frosted window, tiled floor, inset spot lights,

Garden
Fully enclosed private garden mainly laid to lawn with patio area. A brand new timber shed will be added soon.

Parking
Off street private brick weave driveway for at least 2 cars.

Additional Infomation
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

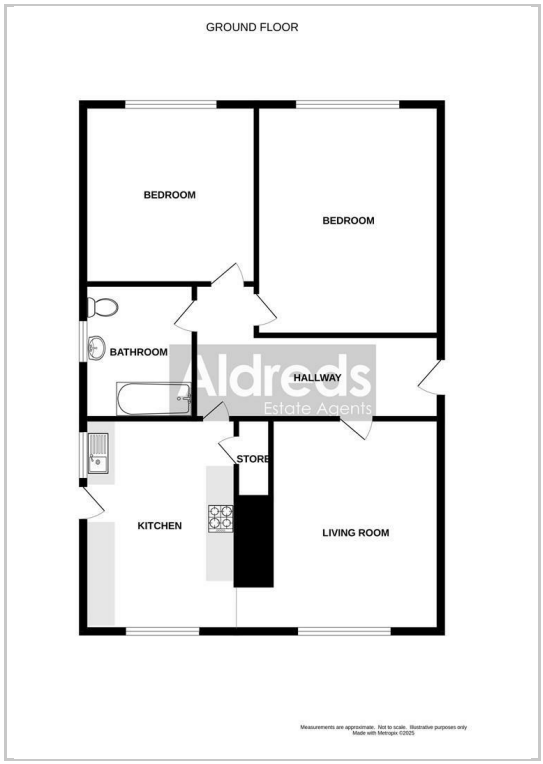
ADDITIONAL INFO
All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in 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.

Council Tax Band
Council Tax Band-C

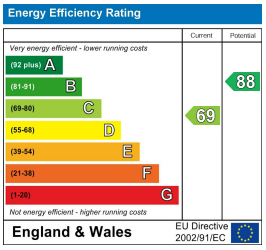
Area Map



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 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