

£1,250 pcm



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34 Beccles Road Bradwell, NR31 8DQ

- DETACHED BUNGALOW
- THREE BEDROOMS
- WRAP AROUND GARDENS
- DOUBLE GLAZED & CENTRAL HEATING
- UTILITY ROOM
- PLEASANTLY PRESENTED THROUGHOUT
- CONTEMPORARY BATHROOM
- MODERN FITTED KITCHEN DINER
- PLENTY OF PARKING
- SOUGHT AFTER LOCATION

ACCOMMODATION

Entrance Porch 2.00m x 1.72m (6' 7" x 5' 8")

Through the modern front door into the Porch of this delightful bungalow. The perfect place to hang up your coat and kick off your shoes. A further door leads you into..

Hall

Doors lead off to all rooms and there's a fitted carpet underfoot

Lounge 4.23m x 4.46m (13' 11" x 14' 8")

Located to the front of the property with a uPVC sealed unit double glazed window to side aspect and French Doors leading out to your private Garden. There's a radiator, fireplace and fitted carpet.

Kitchen Diner 5.20m x 3.35m (17' 1" x 11')

This fabulous Kitchen Diner is light and bright due to patio doors leading outside and uPVC sealed unit double glazed window. A range of base and wall units are fitted to three walls complete with white doors and drawers and a roll edge worktop and tiled splashback over. Integrated appliances include an electric hob with extractor over, double eye level oven and grill, ample space is provided for your fridge freezer and a stainless steel sink also featured.

At the Dining end, space is available for a dining suite and French doors lead you to the Utility. This room features a wood floor and inset spotlight above.

Utility Room 4.40m x 1.65m (14' 5" x 5' 5")

This conservatory style room features plumbing for your automatic washing machine, there's another sink and uPVC sealed unit double glazing and French doors lead out to the Garden.

Bedroom 1 4.36m x 2.73m (14' 4" x 8' 11")

uPVC sealed unit double glazed French doors lead out to your rear Garden, laminate flooring and radiator.

Bedroom 2 4.36m x 2.58m (14' 4" x 8' 6")

This 'L' shaped Bedroom features a uPVC sealed unit double glazed window to side aspect, laminate flooring and radiator.

Bedroom 3 2.80m x 2.73m (9' 2" x 8' 11")

The smallest of the three is still a good size and includes a uPVC sealed unit double glazed window, laminate floor and radiator.

Bathroom 2.57m x 2.00m (8' 5" x 6' 7")

The half-tiled family bathroom features a suite comprising of a 'P' shaped bath with shower and screen over, low level WC and vanity wash hand basin. Two opaque uPVC sealed unit double glazed windows, vinyl floor and radiator also features.

OUTSIDE

Gardens & Driveway

This is a huge plot and benefits from garden that wrap around the whole bungalows. Mainly laid to lawn with tall hedges allowing for privacy.

The Driveway offers parking for at least two vehicles.

Council Tax Band C

EPC C

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: £1,250.00 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 £1,350.00 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	£1,250.00
Deposit	£1,350.00
Total:	£2,600.00

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 (£275.00) 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 dragging your feet and 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: 01502 733399.

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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BEAUTIFUL DETACHED 3 BED BUNGALOW in a SOUGHT AFTER LOCATION in BRADWELL

We are delighted to offer for rent this lovely one storey home complete with pleasant wrap around Gardens. Your accommodation comprises of a good sized Lounge with french doors to Garden, modern contemporary Kitchen Diner and patio doors, a Utility Room, two double Bedrooms, a single Bedroom and Bathroom. All this with the creature comforts of gas central heating and double glazing.

EXCELLENTLY PRESENTED AND AVAILABLE NOW

LOCATION AND AMENITIES

This bungalow is located on the corner of Beccles Road and Mallard Way, a sought after and popular neighbourhood in Bradwell to the west of the seaside town of Gorleston on Sea. With Great Yarmouth 2 miles east, Lowestoft 5 miles south, this is a wonderful location to reside. Local amenities such as the James Paget hospital, good schools, a superb public transport network and the bustling High Street are all nearby.

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

GROUND FLOOR
926 sq.ft. (86.0 sq.m.) approx.

