

*15 Cokers Hill, Walsingham, Norfolk, NR22 6BN*



Cruso & Wilkin

# 15 Cokers Hill

Walsingham, Norfolk, NR22 6BN

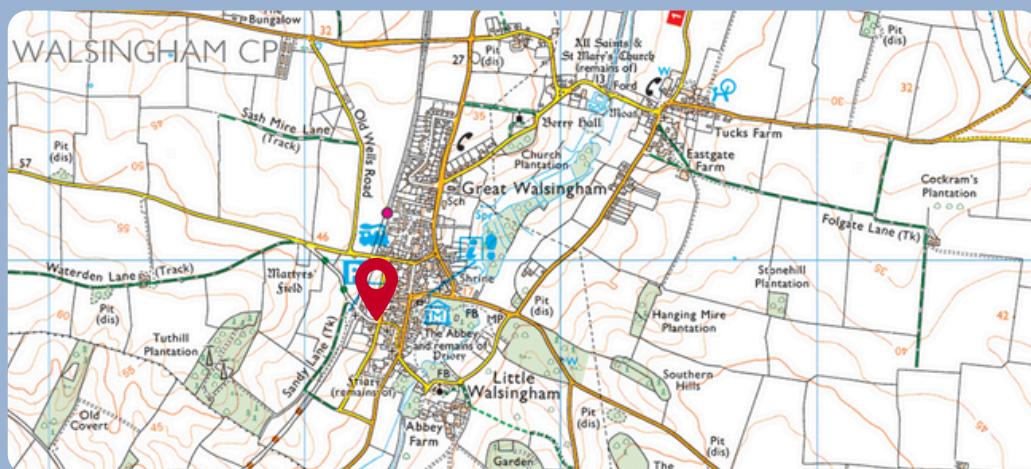
To Let £895pcm



A short walk from Walsingham High Street, set back from the road, you will find 15 Cokers Hill. A two-bedroom Cottage with a further study/nursery, a back garden to the rear and off-street parking for one car.

## Location

The property is located in Norfolk in the parish of Walsingham, which is 5.6 miles from the market town of Fakenham and 5.8 miles from the very popular quayside town of Wells-Next -The -Sea.



2 15 Cokers Hill, Walsingham, Norfolk, NR22 6BN



## Situation and Direction

The village is well known for the Walsingham Abbey Grounds, Shirehall Museum, medieval Priory ruins and a place of pilgrimage. It is served by independent shops, pubs, a farm shop and a Primary School. In the town of Fakenham, you will find high street shops, pubs, a church, a leisure centre, schools and parks as well as larger supermarkets.

From the A1065 / A148 roundabout at Fakenham Shell Garage, head North on the A148 towards Holt, taking the first left onto the B1105, Fakenham Road. Follow this for 4.2 miles until you reach Walsingham. When entering the village, turn left onto Friday Market Road, follow the road round past the market place parking spaces, and you will come to Cokers Hill on your right. Around 72 feet up the hill on your left, you will find the shared driveway leading that leads to 15 Cokers Hill.



Nearest Postcode  
NR22 6BN



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## Description

15 Cokers Hill can be found in a row of brick and flint terraced Cottages, the properties are accessible along a private road offering parking.

The property consists of a kitchen and two reception rooms on the ground floor. There are two bedrooms as well as a further room ideal for a study on the first floor, and a bathroom with a walk in shower.

The property benefits from a grassed garden to the rear and has oil-fired central heating throughout, an open fireplace in the living room and mains water and electricity.



## Ground Floor

### **Entrance**

On entering the property, the front door leads into the kitchen.

### **Kitchen 3.51m x 2.45m**

Front-facing window, offering wall and base level grey kitchen units and worktop, single drainer stainless steel sink, integral cooker and hob with extractor overhead, space for a fridge and space and plumbing for a washing machine. Door leading to the stairs to the first floor, and a separate door leading to the Dining Room/ Reception Room Two.

### **Dining Room 4.12m x 3.51m**

Front-facing window, cupboard housing the electrical consumer board, Honeywell heating thermostat and one radiator.

Door leading to the Living Room / Reception Room One.

### **Living Room 4.10m x 3.50m**

Back-facing window, external door leading to the back garden. Brick fire surround with open fire, mantelpiece and one radiator.

## First Floor Accommodation

### **First Floor Landing**

### **Bedroom One 3.80m x 3.51m**

Back-facing window, two shallow storage cupboards, redundant fireplace surround with mantel, and one radiator.

### **Bedroom Two 3.02m x 2.44m**

Front-facing window with one radiator.

### **Study 2.51m x 1.68m**

Front-facing window, cupboard housing the water tank and one radiator.

### **Bathroom 2.06m x 1.68m**

Front-facing window, fitted with a walk-in shower cubicle, wash-hand basin and lavatory. There is an electric wall heater and a heated towel rail.

## **Outside**

At the rear of the property, there is a garden laid to grass, with shared pedestrian access to the road.









## Boundaries, Plans, Areas, Schedules and Disputes

The tenant will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Letting Agent whose decision acting as Experts shall be final.

## Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

## Services

The property benefits from mains electricity, mains water and central heating.oil-fired

## Tenure

The property will be let with vacant possession being provided upon completion.

## Measurements

All measurements and areas are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

## Deposit

A deposit of **£1,032.00** will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the Tenancy:

1. Return of the deposit will be held by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the Tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidation's payable.

## Local authority

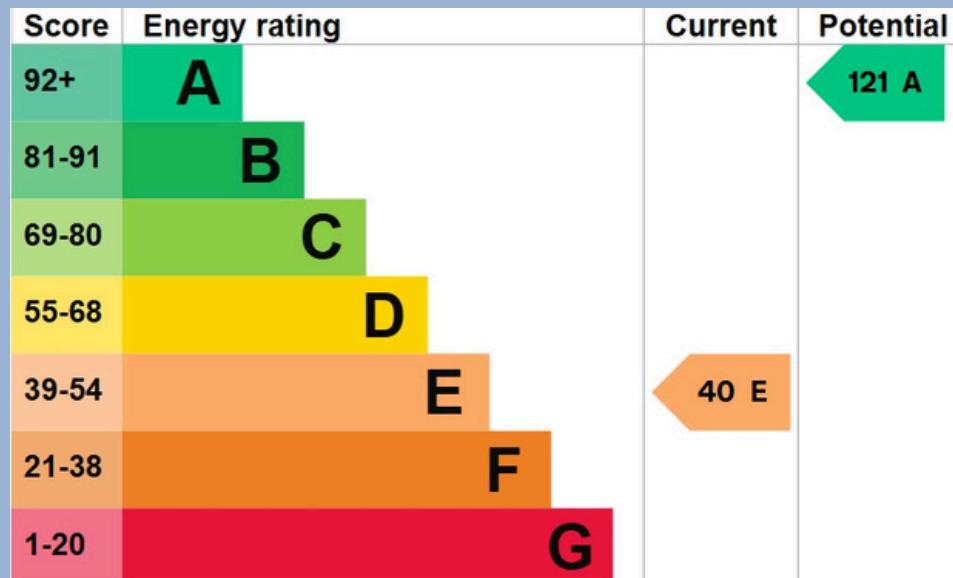
North Norfolk District Council  
Council Offices  
Holt Road  
Cromer  
Norfolk  
NR27 9EN  
Telephone: 01362 656870

## Council Tax

The Council Tax Band for this property is B.

## Energy Performance Certificate

15 Cokers Hill has an EPC Rating of E.



## Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

## Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

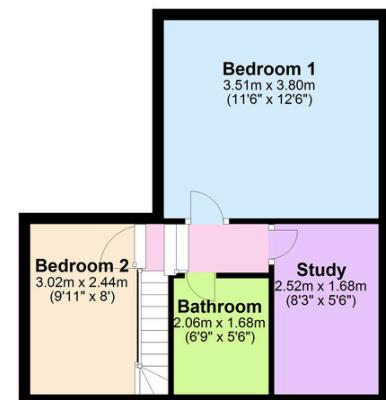
No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.

## FOR ILLUSTRATIVE PURPOSES ONLY

**Ground Floor**  
Approx. 38.4 sq. metres (413.7 sq. feet)



**First Floor**  
Approx. 32.7 sq. metres (351.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.4 sq. feet)



**Sole Agents:**

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington,  
King's Lynn, Norfolk PE31 6DH

Tel: 01553 691691

*Charlotte Tyndall*  
Property Manager

[ct@crusowilkin.co.uk](mailto:ct@crusowilkin.co.uk)  
01553 691691

*Charlotte Turner-Sears*  
Property Manager

[cts@crusowilkin.co.uk](mailto:cts@crusowilkin.co.uk)  
01553 691691

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