

**£745 PCM**



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## 23 Manby Road Gorleston, NR31 0PQ

- TWO DOUBLE BEDROOMS
- EPC C 77
- FAMILY BATHROOM
- EXCELLENTLY PRESENTED
- LOUNGE
- FITTED KITCHEN
- DINING ROOM
- CONVENIENT LOCATION

## ACCOMMODATION

### GROUND FLOOR

#### **Lounge** 11' 12" x 11' 8" (3.65m x 3.56m)

Enter the property through the part glazed front door and arrive in the lounge. A fireplace and feature wall provide a focal point to this room and a wood effect floor has been laid. A uPVC sealed unit double glazed window allows plenty of light into the property and power points, TV point, radiator complete the room. An opening leads you through to your ....

#### **Dining Room** 11' 11" x 10' 5" (3.64m x 3.17m) max

Located at the centre of the home, the dining room features a fitted carpet, power points, a uPVC sealed unit double glazed window, access to the first floor via the staircase, radiator and a door leading to your ....

#### **Kitchen** 8' 11" x 6' 9" (2.71m x 2.06m)

Featuring a range of base and wall units finished with cream slab doors and beech wood effect laminate worktop. A built under single oven with sealed plate electric hob and chimney hood above. A stainless steel sink and drainer with mixer tap sits under the uPVC sealed unit double glazed window and white splashback tiles feature. This kitchen also offers room for other appliances. An opening provides access to the ....

#### **Lobby** 4' 7" x 2' 11" (1.40m x 0.88m)

From the kitchen, to the left a door provides access to the rear courtyard whilst a door straight ahead provides access to your ....

#### **Bathroom** 6' 9" x 5' 5" (2.06m x 1.66m)

The family bathroom which is located at the rear of the property features a white suite comprising of a low level WC, pedestal sink and full length bath with shower over. An opaque double glazed window provides natural light and keeps this room fresh and airy. A vinyl flooring has been laid and white tiles with decorative mosaic design feature as splashbacks.

### FIRST FLOOR

#### **Master Bedroom** 11' 8" x 10' 10" (3.55m x 3.30m) max

Located at the front of the property, the master bedroom is of a good size and benefits from built in cupboards. A fitted carpet has been laid and the room also features power points, radiator and uPVC sealed unit double glazed window.

#### **Bedroom Two** 11' 12" x 7' 10" (3.65m x 2.38m)

The second bedroom is also a good size and is found to the left of the landing. The room features a built in storage cupboard, fitted carpets, radiator, power points and a uPVC sealed unit double glazed window which has views over the rear of the property.

## 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:** £745.00 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 £845.00 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	£745.00
Deposit	£845.00
Total:	£1590.00

**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 (£185.00) 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: 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 MISEDDESCRIPTIONS 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.

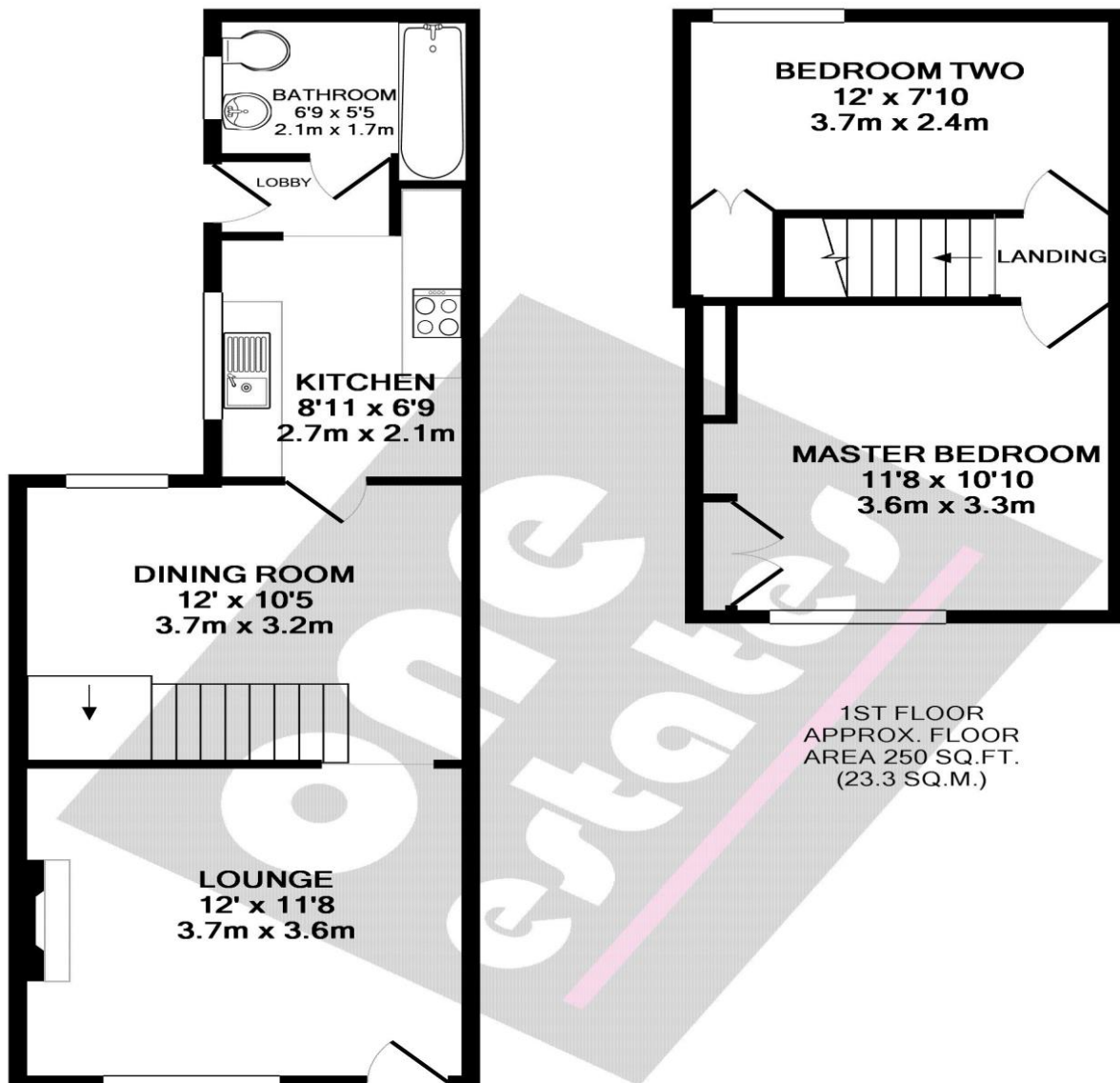
## WELL PRESENTED TWO BED PROPERTY- AVAILABLE NOW

We are delighted to offer for rent this lovely home located in the town of Gorleston on Sea. Spacious with a lounge, separate dining room, kitchen and family bathroom to the ground floor with two double bedrooms to the first floor. This property offers all the creature comforts of gas central heating and uPVC double glazing.

### LOCATION AND AMENITIES

The property is located on Beccles Road, in the popular seaside town of Gorleston-on-Sea. Convenient for a range of local amenities, Gorleston town centre is half a mile away with its selection of High Street shops, restaurants and facilities. The towns of Great Yarmouth, Lowestoft and Beccles easily accessible, good schools, public transport and the beautiful sandy beach a mile away and the stunning Norfolk countryside closeby.

Contact: 01493 658854 Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)



GROUND FLOOR  
APPROX. FLOOR  
AREA 381 SQ.FT.  
(35.4 SQ.M.)

MANBY ROAD

TOTAL APPROX. FLOOR AREA 632 SQ.FT. (58.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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