

one estates

East Anglia

Lowestoft 01502 569930

Gorleston 01493 658854

£750 PCM



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279 Southtown Road Great Yarmouth, NR31 0JB

- FITTED KITCHEN
- EPC E53
- CENTRALLY HEATED
- OVER 1900 SQ FT
- 3 RECEPTION ROOMS
- MODERN BATH/SHOWER ROOMS
- DOUBLE GLAZED
- OFF ROAD PARKING
- 4 DOUBLE BEDROOMS
- RECENTLY MODERNISED

A COMPLETELY FRESH APPROACH TO ESTATE AGENCY

ACCOMMODATION

Lobby 4' 7" x 3' 3" (1.4m x 1m)

Entered from the front forecourt/driveway through a partially glazed uPVC sealed unit double glazed door. This is a delightful hallway with original tiled floor.

Hallway 25' 7" x 5' 3" (7.8m x 1.6m)max

Entered from the lobby through a partially glazed hardwood door, into this spacious hallway. Doors to the living room and kitchen and a staircase to the first floor features.

Living Room 15' 5" x 14' 5" (4.7m x 4.4m)max

Entered from the hallway and located at the front of the property, this is a large living room that is freshly decorated and has a new carpet fitted. 'Bay' window with full uPVC sealed unit double glazing features as does TV, power points and a radiator.

Dining Room 14' 9" x 10' 10" (4.5m x 3.3m)max

Entered from the kitchen and located centrally within the property, this is another good size room with bundles of potential. Fully uPVC sealed unit double glazed, gas is available to the fireplace and there is a radiator.

Kitchen 14' 5" x 10' 2" (4.4m x 3.1m)

Entered from the hallway or from the utility room this is a good size and recently fitted kitchen. There is a range of base and wall units with plenty of space for storage. Also features an electric range cooker with chimney extractor, tiled splashbacks, butler sink and a uPVC sealed unit double glazed window.

Utility Room 11' 2" x 9' 6" (3.4m x 2.9m)

Entered from the kitchen, shower room or rear courtyard this is a handy extra space for laundry. There is a range of base and wall units for storage, stainless sink and drainer, space and plumbing for a washing machine and a uPVC sealed unit double glazed window.

Shower Room 6' 7" x 4' 3" (2m x 1.3m)

Entered from the utility room and located at the rear of the property, this is a wonderful extra shower room that has been recently fitted. There is a low level toilet, wall mounted sink, walk in shower cubicle, towel rail radiator, ceramic tiled walls and an opaque uPVC sealed unit double glazed window.

First Floor Master Bedroom 18' 4" x 15' 5" (5.6m x 4.7m)max

Entered from the landing and located at the front of the property, this is a stunning, large master bedroom, freshly decorated and with a new carpet. There is a gorgeous 'Bay' window with full uPVC sealed unit double glazing and there is a radiator.

First Floor 2nd Bedroom 14' 9" x 10' 10" (4.5m x 3.3m)max

Entered from the landing and located centrally within the property, this is another large bedroom which is a blank canvas. There is a uPVC sealed unit double glazed window and a radiator.

WC 5' 3" x 2' 11" (1.6m x .9m)

Entered from the landing, this is a handy addition to this family home. There is a low level toilet and uPVC sealed unit double glazed window.

Family Bathroom 10' 2" x 6' 11" (3.1m x 2.1m)max

Entered from the landing and located at the rear of the property this is a spacious, modern family bathroom. There is a pedestal wash hand basin, full size freestanding clawfoot bath, opaque uPVC sealed unit double glazed window and a radiator.

2nd Floor Bedroom 18' 4" x 15' 9" (5.6m x 4.8m)

Entered from the landing and located at the front of the property, this is a large bedroom with lots of potential. There is a uPVC sealed unit double glazed window and a radiator.

2nd Floor Bedroom 14' 9" x 10' 10" (4.5m x 3.3m)max

Entered from the landing and located at the rear of the property, this is another large bedroom with lots of potential. There is a uPVC sealed unit double glazed window and a radiator.

Outside

To the front is a hard standing with space for 2/3 cars and to the rear is an enclosed courtyard.

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: £750.00 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 £850.00 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.
PETS: In most cases pets will not be permitted by the landlord. Tenants with pets should enquire first to ascertain if the landlord will permit the pet to be kept at the property. In all cases where permission is given, the tenant will be required to pay a non-returnable deposit of £100 at the start of the tenancy.

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.

ADMINISTRATION FEE: Tenants are also required to pay half the cost of preparing the agreement, and, if applicable, Inventory charge. In respect to this property the cost will be £145 inclusive of VAT.

SUMMARY OF MONIES REQUIRED TENANCY:

First month's rent in advance £750.00

Deposit £850.00

Reference Fee £140.00 (per joint application)

Administration Fee £145.00 TOTAL £1885.00

VIEWING: The property may be viewed by contacting One Estates, 43 Baker Street, Gorleston, Norfolk, NR31 6QT.

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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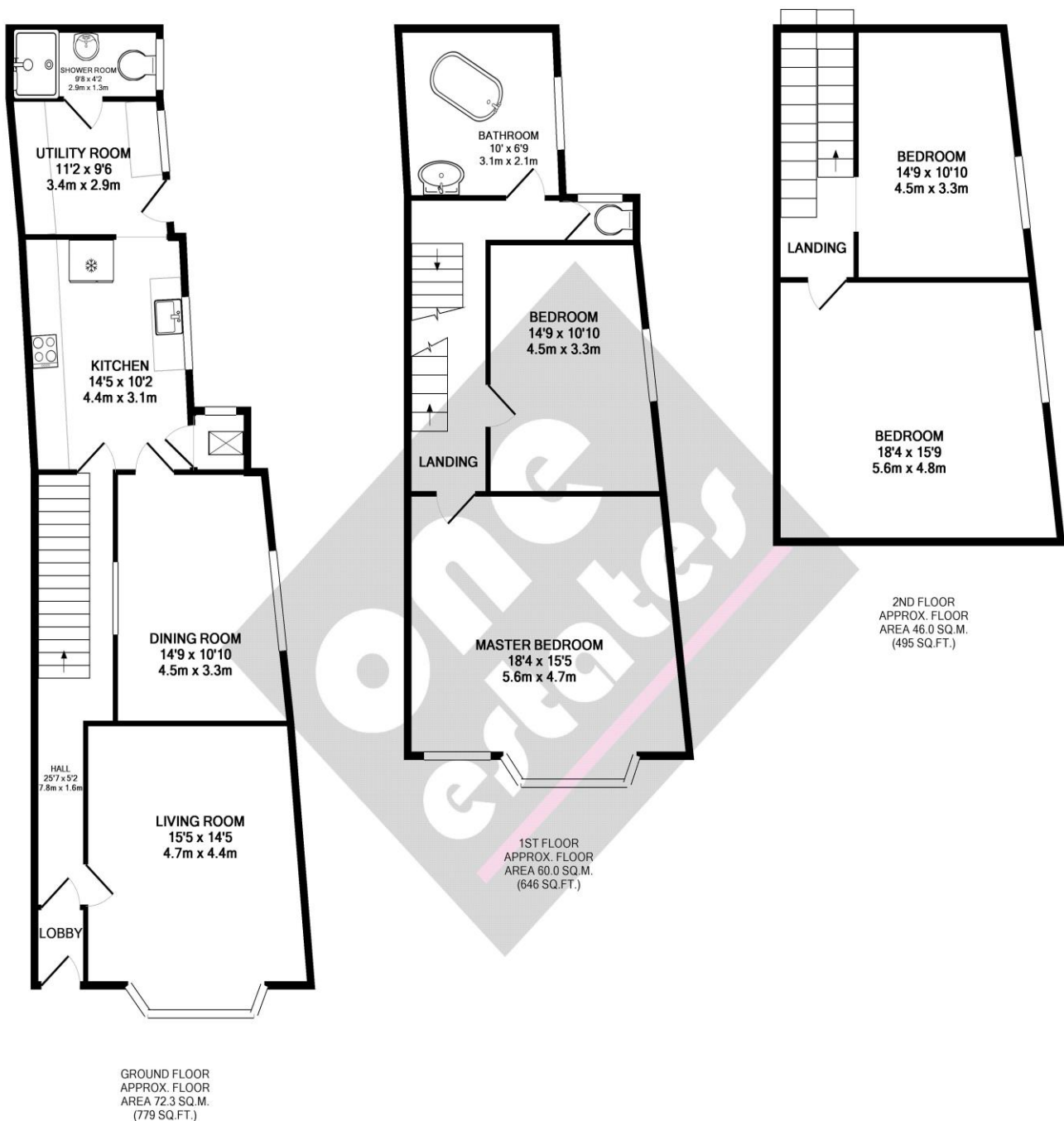
FOUR BED FAMILY HOME IN CONVENIENT LOCATION - AVAILABLE NOW

We are delighted to assist in the rental of this large Victorian end of terrace family home. Featuring a spacious entrance hall through lobby, living room, dining room, kitchen, utility room and ground floor shower room. On the first floor you will find two large double bedrooms, a family bathroom and a separate WC. On the second floor are two further double bedrooms. All this complete with DG and GCH, a rear enclosed courtyard and at the front is a large hard standing with ample space for two vehicles.

LOCATION AND AMENITIES

Located on Southtown Road, the link between Gorleston and Great Yarmouth. Convenient for a range of local amenities such as shops, pubs and a little further away the holiday attractions on the seafront. The town centre with all its hustle and bustle is within walking distance or a short bus ride from outside the property. Norfolk's excellent public transport network is available with links to Norwich and London, the local college on your doorstep and the beautiful Broads and countryside are nearby.

Contact: Tracey Office: 01493 658854 Email: info@one-estates.co.uk



279 SOUTHTOWN RD
TOTAL APPROX. FLOOR AREA 178.4 SQ.M. (1920 SQ.FT.)

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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