



Pear Tree Cottage Main Road

Filby, Great Yarmouth, NR29 3HN

£950 PCM



Sitting in the grounds of Filby Hall, Aldreds are delighted to offer this newly renovated, Grade II listed, three bedroom house with oil central heating, communal parking and a communal courtyard. Two shower rooms. Open plan lounge/kitchen. One bedroom is on the ground floor



Lounge/Kitchen 16'0" x 16'0" plus recess (4.9 x 4.9 plus recess)

Three windows, three radiators, entrance door, base & wall units with worktops, electric hob, electric oven, sink with drainer

Inner Hallway

Stairs to landing

Inner Lobby

Ground Floor Bedroom 11'8" x 10'10" max (3.56 x 3.32 max)

Irregular shape, two windows, radiator

Ground Floor Shower Room

Shower in cubicle, hand basin, low level WC

Landing

Bedroom 1 16'0" x 11'1" plus recess (4.9 x 3.39 plus recess)

Built in wardrobe, window, radiator

Ensuite Shower Room 7'2" x 3'11" (2.2 x 1.2)

Shower in cubicle, hand basin, low level WC

Bedroom 2 16'0" x 10'10" max (4.9 x 3.32 max)

Irregular shape, Velux window, radiator

Outside

Communal courtyard, communal parking

Council Tax

TBC

Services

Mains water, electricity, drainage

Additional Information

RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

6 Months Assured Shorthold.

TERMS

NO SMOKING

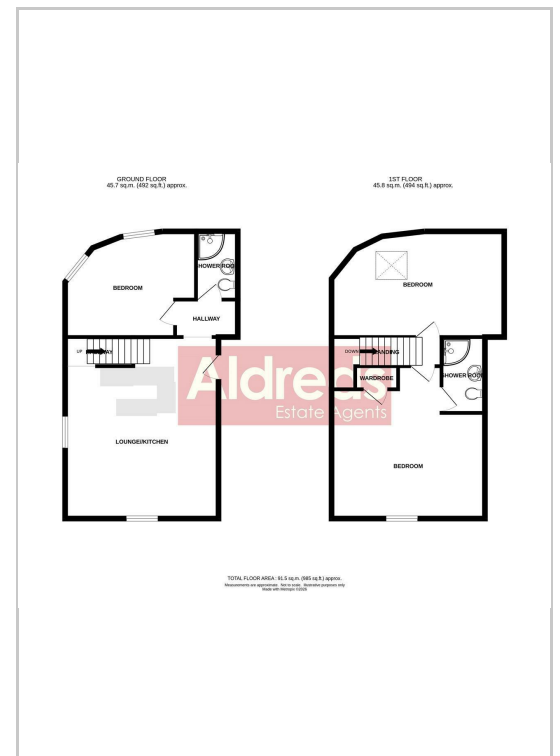
ADDITIONAL INFO

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.

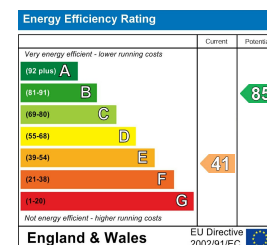
Area Map



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.

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