

LANDLES



School Road | Castle Rising | Norfolk



TO LET

Carrstone and pantiled semi detached cottage in the delightful conservation village of Castle Rising, with Lounge/Diner, Kitchen, 2 Bedrooms and Bathroom. Convenient for local amenities.

RENT: £950 pcm

Folio: S/830

- Lounge / Diner
- Kitchen
- Separate WC
- Bathroom



- 2 Bedrooms
- Off Street Parking
- Gardens
- Gas Central Heating

Council Tax

Enquiries indicate the property to be in Council Tax Band B with an annual charge of £1787.79 2025/2026.

Tenancy

The property is available to rent, unfurnished, on a new Assured Shorthold Tenancy, minimum initial period of 6 months.

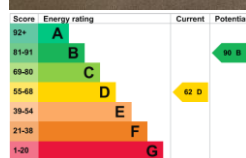
Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**

Negotiations

All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Rent due on commencement: Minimum one month's rent plus any part month due upon commencement



Applications: Potential tenants should make an application on a Tenancy Application Form available from the Agents offices or online at: www.landles.co.uk

Applications are subject to references at all times.

Application Guide: the Landlord will seek evidence of annual employment / income IRO 3.5 times the annual rent.

Deposit: Maximum 5 x weekly rent deposit will be required upon commencement of the tenancy.

Guarantor: In some instances, the Landlord may require a Guarantor to the Agreement.

Proof of Identity documents: To comply with the requirement of the Anti-Money Laundering Directive prospective tenants will be required to provide the usual proof of identity documents at the stage of formal Application.

Right to Rent Checks: Where required by law all proposed occupants will be required to provide appropriate documentation at the application stage. The LANDLES Privacy Statement is available to view online at: www.landles.co.uk or upon request.

EPC – D 62

IMPORTANT NOTE

LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty whatever in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

LANDLES

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