

*1 Cokers Hill, Little Walsingham, Norfolk, NR22 6BN*



Cruso & Wilkin

# 1 Cokers Hill

Little Walsingham

To Let £900 pcm



A short walk from the High Street in the parish of Little Walsingham you will find Cokers Hill. We are delighted to offer this 2-bedroom end terraced property with a garden and outbuilding.

## Location

The property is located in Norfolk in the parish of Little 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 1 Cokers Hill, Little Walsingham



## 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 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. Turn left onto Friday Market Road, follow this round and you will find Cokers Hill on your right.



Nearest Postcode  
NR22 6BN



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## Description

1 Cokers Hill is a delightful two double bedroom brick terraced property just off the main High Street of Little Walsingham.

The property consists of a kitchen, a living room and a dining room on the ground floor.

On the first floor there are two double bedrooms, a bathroom with a shower over the bath and a further room ideal for a study, dressing room.

The property benefits from a grassed garden to the rear with access to two outbuildings.

The property is served by oil-fired central heating throughout, a wood-burning stove in the living room and mains water and electricity.



## Accommodation Details

### Ground Floor

#### **Entrance; 2.28m x 2.10m:**

On entering the property, you walk into a small entrance area leading to the kitchen directly ahead, which leads through to the living room and onto the dining room. This is also where you will find access to the staircase.

The electrical consumer board and meter are housed in the entrance, along with an Open reach socket and one radiator.

**Kitchen; 3.35m x 2.27m:** Rear-facing single window, offering wall and base level kitchen units, single drainer stainless steel sink, a cooker with overhead extractor hood, under-counter fridge and space for a washing machine. Door and step down leading to the living room.

**Living Room; 4.86m x 3.53m:** Rear-facing single window and back door leading to the garden. Wood burning stove and hearth, access to the dining room, arial and one radiator.

**Dining Room; 4.41m x 2.08m:** Front-facing windows. Step up and door leading back through to the main entrance area and staircase. One radiator.

### First Floor Accommodation

#### **First Floor Landing**

**Bedroom One; 4.59m x 3.36m:** Rear-facing windows, feature fireplace and shelved storage cupboard. The Honeywell heating and hot water controls are located in this bedroom; one radiator.

**Bedroom Two; 4.93m x 2.13m:** Front-facing single window and one radiator. There is also access to the loft space from this room.

**Study; 2.27m x 1.35m:** Front-facing window, one radiator

**Bathroom; 2.26m x 1.07m** Fitted with a large walk-in shower cubicle, wash-hand basin and lavatory. Plug in electric wall heater.

#### Outside:

The property has a fenced garden, laid to grass with a small paved area. There is also access to two outbuildings.









## 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, oil fired central heating.

## Measurements

All measurements and areas are approximate. While we endeavour to make our Lettings 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 £1,038.00 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

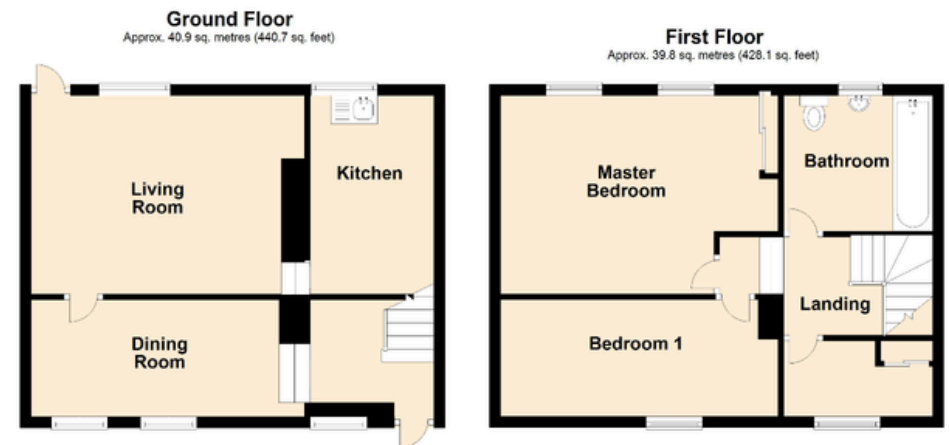
### Energy Performance Certificate

1 Cokers Hill has an EPC Rating of E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



### Floorplan





## Charlotte Tyndall Residential Manager

ct@crusowilkin.co.uk  
01553 691691

### Sole Agents:

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

Tel: 01553 691691

### 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.

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