

Aldreds
Lettings



16 Exmouth Road, Great Yarmouth, NR30 3DN

£850 PCM





16 Exmouth Road , Great Yarmouth, NR30 3DN

- Lovely 2/3 Bed Terrace Property
- Two/Three Bedrooms
- Open Plan Lounge/Dining Room
- Gas Central Heating
- Deceptively Spacious
- Double Glazed Windows
- Modern Galley Kitchen
- Popular Location Close To Third River Crossing

Aldreds are pleased to offer this deceptively spacious and well presented mid terraced house in a convenient location for local amenities and a short distance from the third river crossing. The accommodation briefly comprises an open plan lounge/dining room, modern galley kitchen, first floor landing with a modern bathroom and two/three bedrooms. Outside there is a small forecourt and enclosed rear yard. The property also benefits from gas central heating, double glazed windows and is available now.



Lounge/Dining Room 21'10" x 12'2" (6.68 x 3.73)

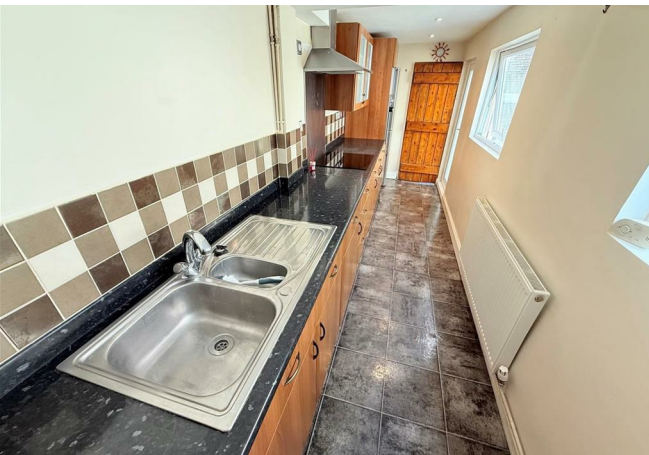
Including the two chimney breasts one of which has an open fire recess, stairs to first floor with under stairs cupboard and additional storage, two radiators, television point, double aspect double glazed windows, wood effect laminate flooring, part double glazed pvc entrance door, access to:

Galley Kitchen 21'3" x 5'1" (6.50 x 1.55)

Extensively fitted with wood grain finish wall and matching base units with polished finish work surfaces over, built in electric oven and microwave, four ring ceramic hob and extractor hood over, part tiled walls, radiator, single drainer stainless steel sink unit, wall mounted gas combination boiler, double glazed windows to side aspect, part double glazed pvc rear entrance door, space and plumbing for a washing machine and recess for fridge/freezer.

First Floor Landing

Access to the insulated loft space, built in storage cupboard, doors leading off to:





Bedroom 1 12'3" x 11'8" (3.74 x 3.57)

Including the chimney breast and built in wardrobe cupboard, radiator, double glazed window to front aspect.

Bedroom 3/Study 10'3" x 5'2" (3.13 x 1.58)

Double glazed window to side aspect, radiator, door to:

Bedroom 2 10'3" x 5'2" (3.13 x 1.58)

Double glazed window to rear aspect, radiator.

Bathroom 9'10" x 5'9" (3.02 x 1.77)

White suite comprising panelled bath with electric shower over, low level wc, pedestal wash basin, tiled walls and flooring, extractor fan, chrome towel rail/radiator, frosted double glazed window to rear aspect.

Outside

To the front is a walled forecourt. To the rear is an enclosed courtyard garden with a gate to the rear service road.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Additional Informationm

RENT

Directions



Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

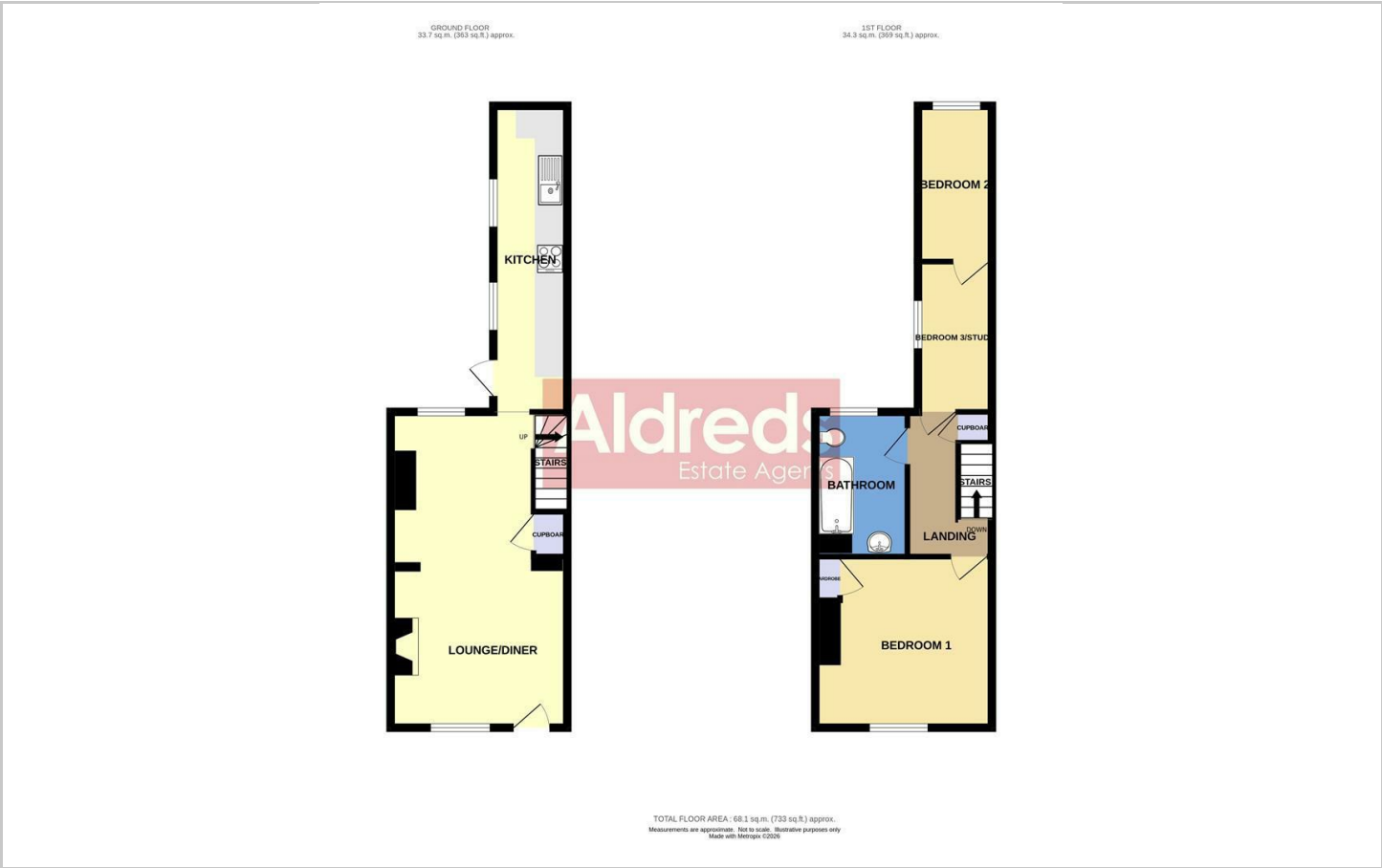
TERMS

NO SMOKING

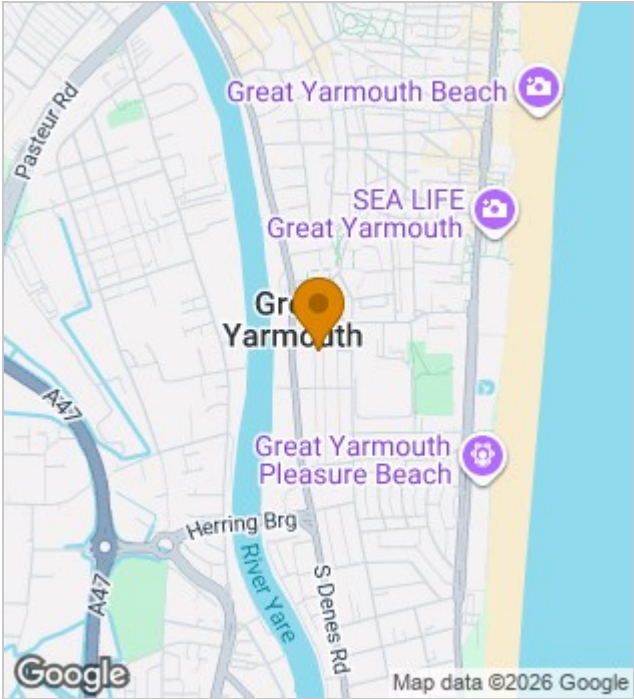
ADDITIONAL INFO

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.

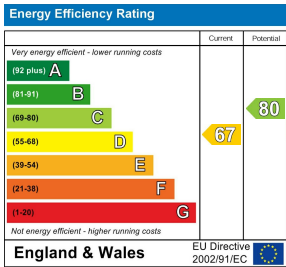
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

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. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.