

£875 pcm



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60 St Georges Road, Pakefield, NR33 0JP

- COMPLETELY REFURBISHED
- BRAND NEW KITCHEN
- NEW FLOOR COVERINGS
- SOUGHT AFTER PAKEFIELD LOCATION
- CLOSE TO BEACH
- FRESHLY DECORATED
- NEW BATHROOM
- COURTYARD GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING THROUGHOUT

ACCOMMODATION

GROUND FLOOR

Lounge 3.41m x 3.36m (11' 2" x 11')
Enter through the modern part-glazed front door directly into the Lounge. Freshly decorated in pristine white, featuring a brand-new fitted carpet, a radiator and uPVC sealed unit double glazed window. A door leads you through to...

Stairs
A new carpet is fitted on the staircase.

Dining Room 3.49m x 3.41m (11' 5" x 11' 2")
A brand-new fitted carpet, radiator and freshly decorated in white. There's also a uPVC sealed window and a handy under stair storage cupboard.

Kitchen 2.65m x 2.12m (8' 8" x 6' 11")
A range of brand-new contemporary base and wall units are fitted to two walls complete with white handleless doors and drawers and a real wood worktop and upstand over. Appliances include a ceramic hob with extractor hood over and fan assisted oven below, while plenty of space is provided for your automatic washing machine and fridge freezer. Your polycarbonate sink and drainer is located under the uPVC sealed unit double glazed window, your back door leads outside and new vinyl floor covering features.

FIRST FLOOR

Bedroom 1 3.42m x 3.36m (11' 3" x 11')
Bedroom 1 is located at the front of the property features a new fitted carpet, radiator, a uPVC sealed unit double glazed window and the whole room has been freshly decorated.

Bedroom 2 3.50m x 3.41m (11' 6" x 11' 2")
Accessed from the landing, Bedroom 2 is located centrally within the property and features a new fitted carpet, radiator, a storage cupboard over stairs and uPVC sealed unit double glazed window provides views over the rear of the property. A door leads through to your

Bathroom 2.64m x 2.13m (8' 8" x 7')
Completely refurbished with and better layout, your bathroom features a panel bath with shower and screen over, 'Aquaboard' panelling over, a vanity wash hand basin and low level WC. The 'combi' boiler is located here, there's a radiator, opaque uPVC sealed unit double glazed window and new vinyl floor covering

OUTSIDE

To the front: A mid height wall encloses the front garden and features a wrought iron access gate.

To the rear: A small courtyard garden with brick storage shed and a wooden shed. Rear access is provided via a wooden gate

TERMS OF TENANCY

TENANCY: The property is offered on an **Assured Periodic Tenancy Agreement**.

RENT: £875.00 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 £975.00 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.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:	
First months rent in advance	£875.00
Deposit	£975.00
Total:	£1.850.00

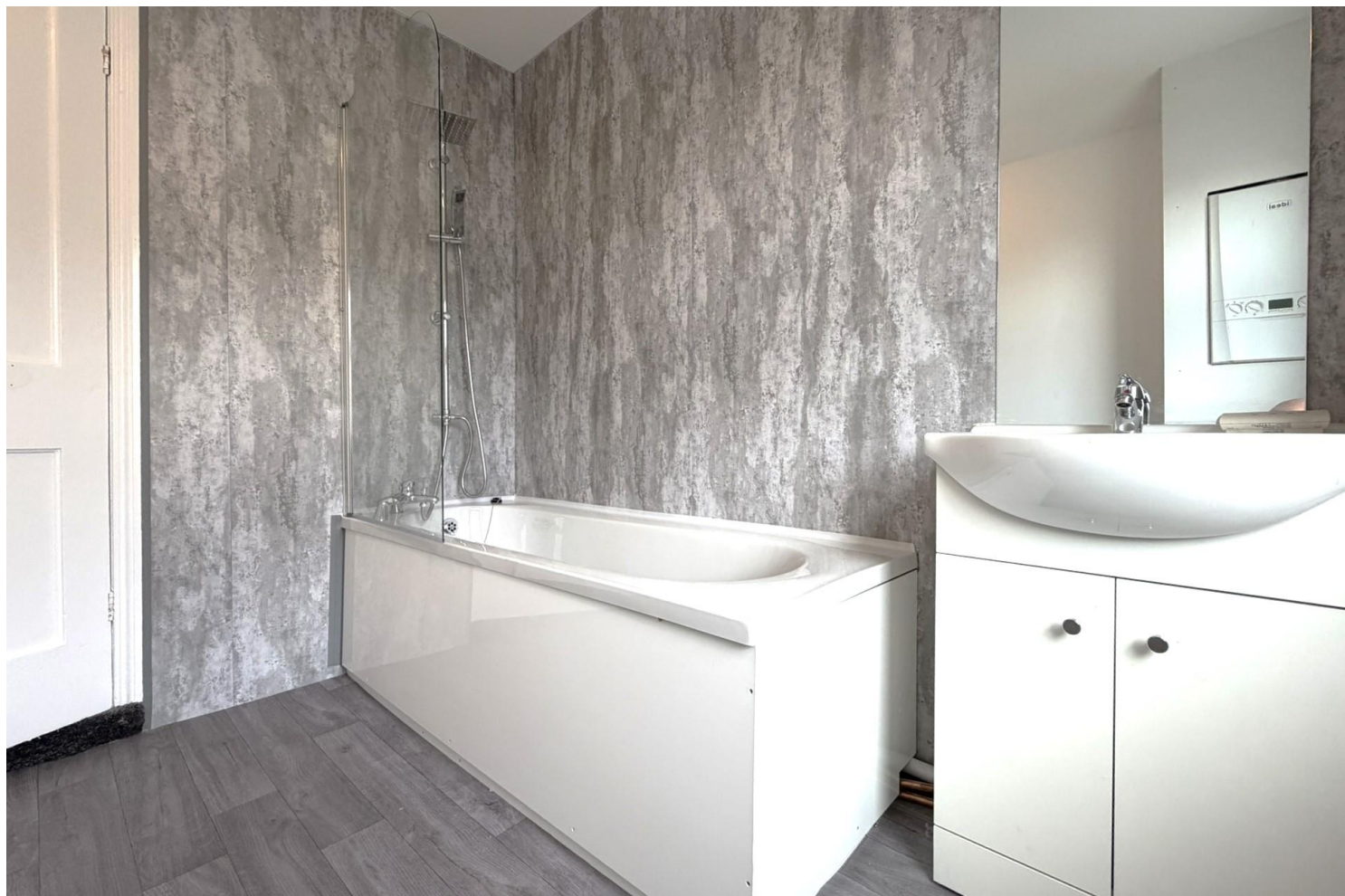
HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Estate Agents completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£200.00) will be payable to One Estate Agents before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are delaying and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised.

HOW TO RENT GUIDE: This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document.



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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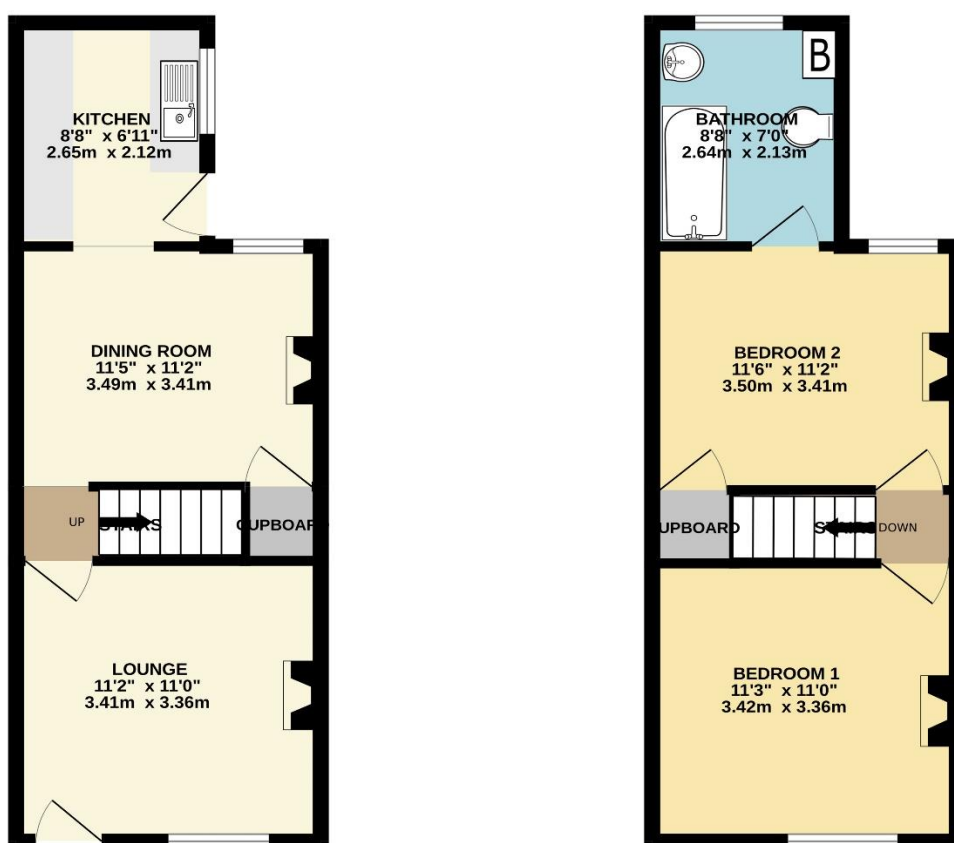
REFURBISHED TWO BED PROPERTY in PAKEFIELD CLOSE to the BEACH

We are pleased to offer FOR RENT this beautiful two bedroom terraced house in this unspoilt village. The property features a Lounge, Dining Room, brand new Kitchen and rear courtyard to the ground floor and two double Bedrooms and a new family Bathroom to the first floor. New floor coverings, freshly decorated and many new features.

LOCATION AND AMENITIES

The property is situated in the unspoilt village of Pakefield. Situated East of the A12 making the towns of Lowestoft and Southwold easily accessible. Good schools and public transport are convenient and not only are you spoilt by the stunning Suffolk countryside but also the award winning Lowestoft beach is right on your doorstep. The area boasts a thriving community complete with shops, a parish church and public houses.

Contact: ONE ESTATE AGENTS | Phone: 01502 733399 | Email: info@one-estates.co.uk



60 ST GEORGES ROAD, PAKEFIELD

TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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