



**brittons**

**Bakers Way, Docking, King's Lynn**

- MODERN THREE BEDROOM HOME
- FINISHED TO HIGH STANDARD
- INTERGRATED KITCHEN APPLIANCES
- EN-SUITE TO MASTER

**£1,695 pcm**

Deposit: £1,955

Council Tax Band: D

Type: Unfurnished

Property Reference: 10383

Landlord Requirement: No smokers



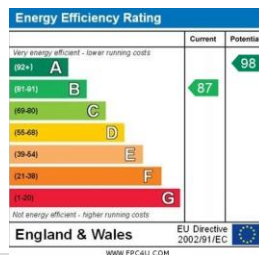
Brittons are pleased to offer this BRAND NEW THREE BEDROOM link-detached house located in the popular village of Docking. This high quality accommodation comprises of a modern and stylish lounge, open-plan kitchen/dining area with integrated fridge/freezer, washing machine, dishwasher, double oven and induction hob and WC on the ground floor. The first floor boasts three bedrooms, including a master bedroom with spacious ensuite shower room and a family bathroom. Outside offers a rear garden with garage and parking to the side of the property. Available June. Virtual tour available. EPC B/ Council Tax Band D/ Mains Electric, Water & Drainage

**FEES TO TENANTS-**

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.

Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.



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These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.