



**brittons**

**Snowdrop Close, West Lynn, King's Lynn**

- FOUR BEDROOM SEMI DETACHED HOUSE
- CLOSE TO KINGS LYNN
- ENCLOSED GARDEN
- GARAGE

**£1,300 pcm**

Deposit: £1,500

Council Tax Band: C

Type: Unfurnished

Property Reference: 10294

Landlord Requirement: No smokers

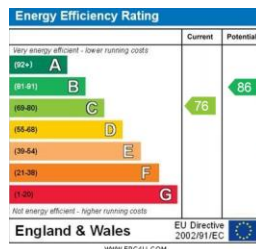


Brittons are pleased to offer this FOUR BEDROOM SEMI DETACHED TOWN HOUSE in the sought after village of West Lynn. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over three floors comprising entrance hallway, cloakroom, lounge/diner and kitchen to the ground floor with, bedroom two and three and bathroom on the first floor, the second floor hosts the master bedroom which benefits from an en-suite as well as bedroom four. Outside offers garage and enclosed rear garden. VIRTUAL TOUR AVAILABLE. Available MAY. EPC Rating C/ Council Tax Band C/ Mains Gas, Electric, Water & Sewage.

**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.  
More details on other possible tenant default charges are available on request



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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.