1 Coronation Cottages, Tattersett, King's Lynn, PE31 8RS



Cruso & Wilkin

1 Coronation Cottages

Tattersett,
King's Lynn, PE31 8RS

TO LET £1250.00 pcm 3 1

Three bedroom semi-detached house in rural location

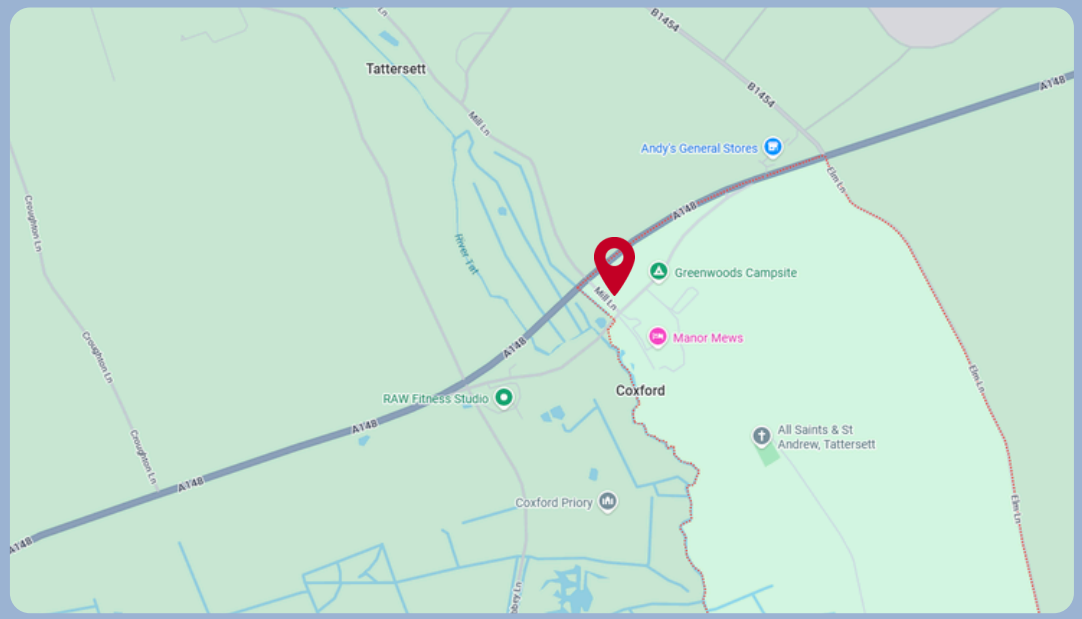


Location

Occupying a sheltered position in Mill Lane on the edge of the village with , shared access driveway with neighbouring property.

Situation and Directions

Identified on the location plan just off the A148 approximately 12.5 miles north east of King's Lynn and 4 miles west of Fakenham.





Nearest Postcode
PE31 8RS

///gloves.plotter.speeches

1 Coronation Cottages, Tattersett

Cruso & Wilkin

Description

Cruso & WIlkin are delighted to present 1 Coronation Cottages, Tattersett, a three bedroom semi-detached house which has been redecorated throughout, fitted with a new kitchen and new floorings to the ground floor.

The property offers generous sized rooms briefly comprising of; entrance hall, living room, bathroom, and kitchen / breakfast room to the ground floor. To the first floor the spacious master bedroom is to the front with two further bedrooms to the rear access consecutively.

The property has the benefit of oil central heating throughout as well as majority uPVC double glazing.

The property is accessed via a shared driveway, there is a vehicular gate to the side leading to parking area.

Surrounded by woodland in an idyllic and peaceful setting. Offered un-furnished and available now.



1 Coronation Cottages, Tattersett





Cruso & Wilkin

Accommodation Details

Ground Floor

Entrance Hall
uPVC double glazed entrance door with obscured glass panel. Window to the side aspect, radiator, stairs to first floor. Doors to living room and kitchen/breakfast room. Opening into storage area.

Living Room (3.81m x 3.33m 12'6" x 10'11")
Windows to the front aspect and radiator. Woodburner set in tiled surround with stone mantle and tiled hearth.

Storage Area
Window to the front aspect and door to bathroom.

Bathroom (2.11m x 1.57m 6'11" x 5'2")
Obscured window to the rear aspect, wood effect vinyl flooring and part tiled walls. Three piece white bathroom suite comprising of bath, with hot and cold mixer tap over also having electric shower. Pedestal hand wash basin with hot and cold mixer tap and W.C.

Kitchen / Breakfast Room (5.11m x 3.63m 16'9" x 11'11")
Window to the rear aspect, door leading to the rear with obscured glass panel. Wood effect vinyl flooring, range of matching wall and base units with wood effect worktop and matching upstand. Stainless steel sink and drainer unit with hot and cold taps over, space and plumbing for washing machine, space for fridge freezer. Integrated electric oven with four ring electric hob over also having extractor hood with light over. Wall mounted gas boiler and large understairs cupboard.

First Floor

Stairs & Landing

Doors to bedroom one and bedroom two.

Bedroom One (5.11m x 3.33m 16'9" x 10'11")
Two windows to the front aspect, and radiator. Built in wardrobe and airing cupboard.

Bedroom Two (3.63m x 3.04m 11'11" x 10')
Window to the rear aspect, radiator and door to;

Bedroom Three (4.19m max 1.97m 13'9" x 6'6")
Window to the rear aspect and radiator.

Outside
Shared driveway leading to metal vehicle gate and enclosed parking area. Access to rear garden which is mainly laid to lawn with a combination of fencing and mature hedging to boundary. Brick storage shed connected to property.


Cruso & Wilkin
What we
Provide

Services

The property benefits from mains electricity, water and a private septic tank. Oil fired heating system.

Deposit

A deposit of £1400.00 will be payable prior to the commencement of the Tenancy. The deposit is held by the Agent 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 dilapidations payable.

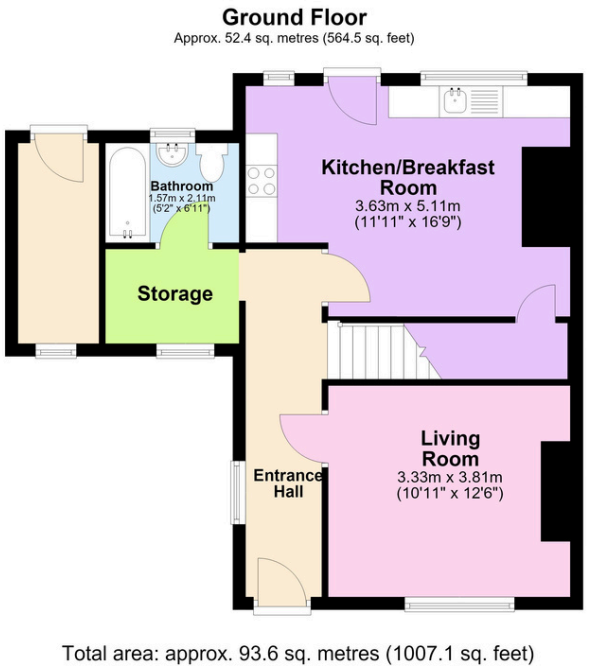
Viewing and Health & Safety

Viewing is **strictly by prior appointment** only with the Landlord's Agent, Cruso & Wilkin and only during daylight hours.
For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

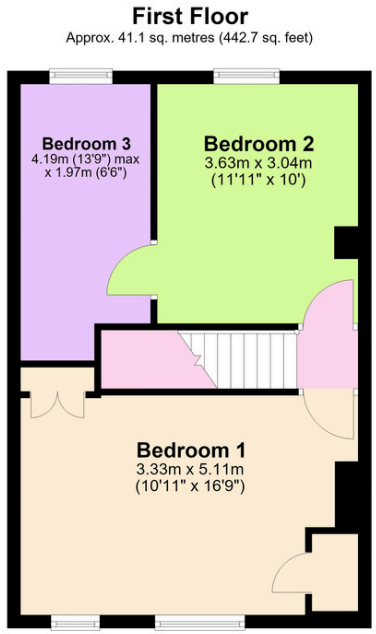
Measurements

All measurements and areas are approximate. While we endeavour to make our letting 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.

Floor Plans



Total area: approx. 93.6 sq. metres (1007.1 sq. feet)



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Local Authority

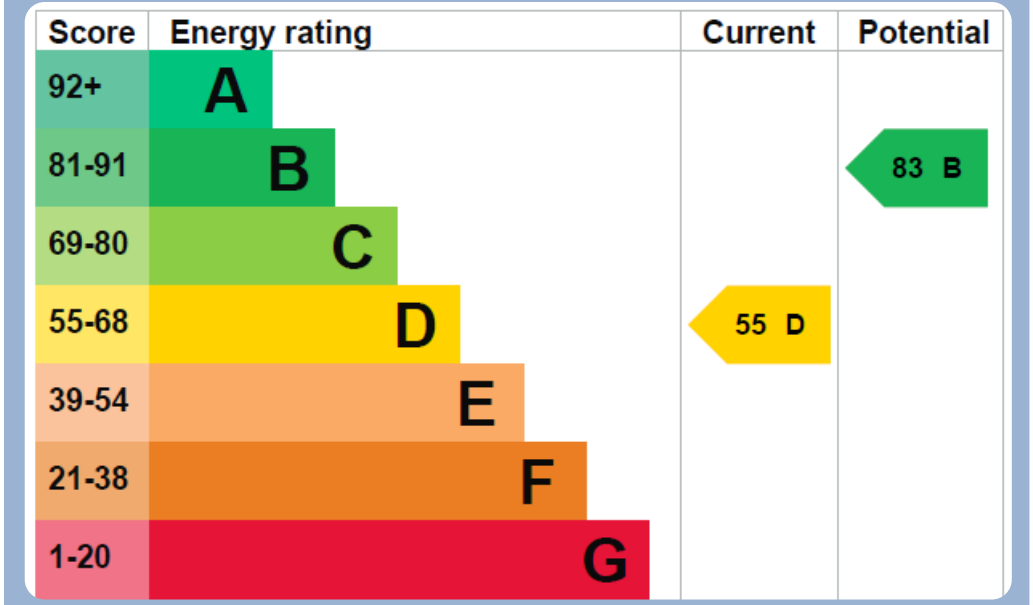
North Norfolk District Council
Council Offices
Holt Road
Cromer
NR27 9EN
Telephone: 01263 513811

Council Tax

The Council Tax Band for this property is A with the Council Tax payable for 2026 to 2027 £1602.10

Energy Performance Certificate

EPC Rating D



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.

Cruso & Wilkin

Sole Agents:
Cruso & Wilkin, The Estate Office, 2 Northgate, Hunstanton, Norfolk, PE36 6BA

Tel: 01485 535600



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