

£875 pcm



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50 Fortress Road, Carlton Colville Lowestoft, NR33 8TZ

- BEAUTIFULLY PRESENTED
- QUALITY FLOOR COVERINGS
- ENCLOSED REAR GARDEN
- PLEASANT CUL-DE-SAC LOCATION
- CONTEMPORARY LIVING
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN DINER
- PLENTY OF PARKING
- SEMI DETACHED HOUSE
- AVAILABLE IMMEDIATELY

ACCOMMODATION

GROUND FLOOR

Lounge 13' 11" x 12' 2" (4.25m x 3.71m)

Enter through the modern front door into the Lounge. A uPVC sealed unit double glazed window allows plenty of daylight in, the carpeted stairs lead you up to all first floor rooms and there's a fitted carpet and radiator. A door leads you into the ...

Kitchen Diner 12' 4" x 7' 4" (3.75m x 2.24m)

This modern contemporary Kitchen Diner features a range of base and wall units are fitted to three walls complete with grey high-gloss doors and drawers with a square edge butchers block style worktop over. Integrated appliances include an electric hob with oven under and ample space is provided for your automatic washing machine and fridge. A stainless steel sink and drainer is situated under one of the two uPVC sealed unit double glaze windows overlooking your rear Garden. Hard flooring has been laid, your back door leads you outside and a handy understair cupboard is accessed here also.

FIRST FLOOR

Landing

At the top of the stairs, the Landing features a uPVC sealed unit double glazed window, fitted carpet and doors leading off to all first floor rooms.

Bedroom 1 12' 2" x 10' 6" (3.71m x 3.20m)

The Master Bedroom runs the whole width of the house and features two uPVC sealed unit double glazed windows, a fitted carpet, radiator and airing cupboard.

Bedroom 2 10' 10" x 6' 1" (3.29m x 1.85m)

The smallest of the two has a sliding door, fitted carpet, radiator and uPVC sealed unit double glazed window to rear garden views.

Bathroom 5' 11" x 5' 6" (1.80m x 1.68m)

Modern and contemporary with a suite comprising of a panel bath with shower and waterproof backboard, vanity wash hand basin and low level loo. There's a chrome heated towel rail, opaque uPVC sealed unit double glazed widow and ornate vinyl flooring.

OUTSIDE

Front Garden & Driveway

A very attractive property with stacks of curb appeal. Gravel areas offer maintenance free gardens and a super brickweave driveway gives ample parking for at least two vehicles and a gate leads you to the side of the house and on to the rear Garden.

Rear Garden

A very private rear Garden enclosed by fence and is mainly laid to brickweave patio with a small lawned area.

Council Tax

East Suffolk Band B

EPC C

Terms of Tenancy

TENANCY: The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.

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.

OCCUPATION: Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First month rent in advance	£875.00
Deposit	£975.00
Total:	£1850.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£200.00) will be payable to One Lets 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 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.

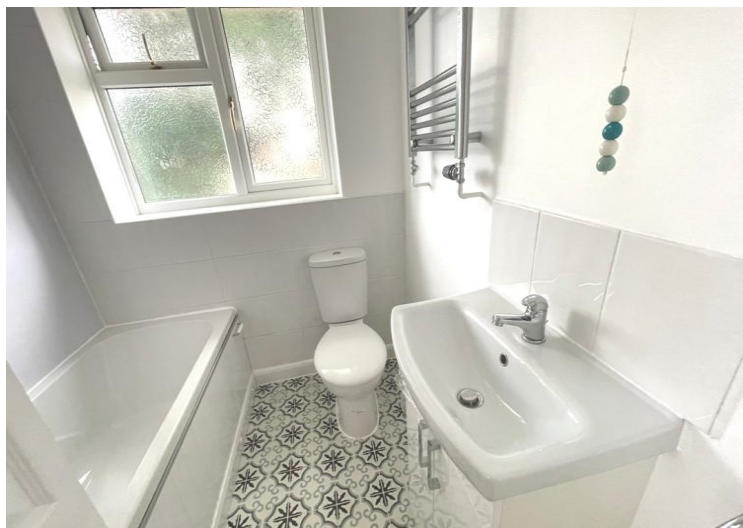
VIEWING: The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01502 733399.

N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.



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 MISEDSCRIPTIONS 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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BEAUTIFULLY PRESENTED 2 BEDROOM MODERN SEMI DETACHED in CARLTON COLVILLE

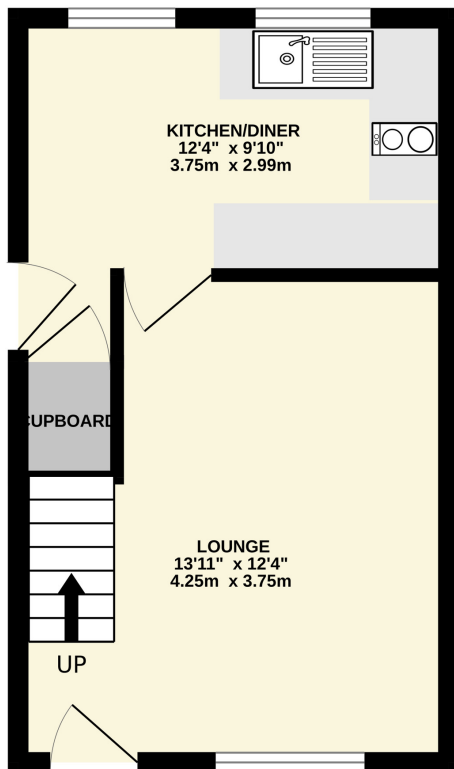
Located in a pleasant and sought after Cul-de-Sac in Carlton Colville, this super home is available for rent. Your accommodation comprises of a spacious Lounge with fitted carpet and contemporary Kitchen Dining Room on the ground floor, while upstairs two Bedrooms and lovely Bathroom. With the creature comforts of gas central heating and double glazing, the property is situated on a well proportioned plot with a bonus of a brickweave Driveway and enclosed rear Garden.

LOCATION AND AMENITIES

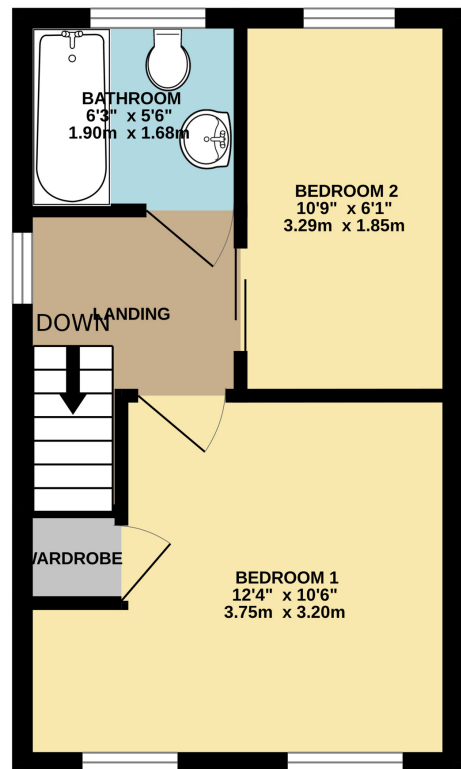
Situated in Carlton Colville. Convenient for a range of amenities such as shops, doctors surgery, pharmacy, bakery etc.. Being situated just off the A146 and the A12 making the commute into Lowestoft, Norwich and Ipswich all easily accessible. Good schools, public transport are convenient and both the Suffolk countryside and our very own award winning beach is a short distance away...

Contact: The Rental Team | Phone: 01502 733399 | Email: info@one-estates.co.uk

GROUND FLOOR
262 sq.ft. (24.3 sq.m.) approx.



1ST FLOOR
262 sq.ft. (24.3 sq.m.) approx.



50 FORTRESS ROAD, LOWESTOFT

TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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