



6 Bellview, Bristol

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Independent Estate Agents

Pointens

The Property

The property offered for rent is a modern terraced house which was constructed by Norfolk builders, Lomax Homes, and is favourably located being very close to the extensive village amenities. The newly decorated accommodation comprises an enclosed entrance porch, a sitting room and a well fitted out kitchen. A first floor landing leads to two bedrooms and a family bathroom. Benefits include electric radiator heating. Outside, to the front of the property is a lawned garden and to the rear of the house is a garden area which has a patio area and a shingled garden for ease of maintenance. A short distance away there is allocated off street parking for two vehicles.

The Location

Briston is a thriving village that has an extensive range of amenities to include: village shops, a bakery, butchers, garage and primary school. Around 4 miles away is the market town of Holt. Holt has an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coast is around 4 miles distant with Cley, Blakeney and Morston within easy reach. The county city of Norwich is 20 miles away with fast rail links to London Liverpool Street. Norwich Airport has direct access to most destinations, via Schipol.

Directions

Leave Holt on the Norwich Road. On the outskirts of the town turn right at the signpost for Hunworth Quarry. Proceed through Hunworth and after around two miles you will enter Briston. At the crossroads turn right. After around one mile turn left just before Eke's Garage and then first right into Wellington Road. Bellview Close will then be found on the right hand side.

Accommodation

Front door, leading to -

Entrance Porch

Door to -

Sitting Room (16'5 x 12'6)

Staircase to first floor., television point, modern electric heater.

Kitchen (12'6 x 8'10)

Range of fitted base units with work surfaces over. Inset one and half bowl sink unit with mixer tap. Fitted electric oven, electric surface hob and extractor hood. Tiled splashbacks, plumbing for automatic washing machine. Range of matching wall units, night storage radiator. Sliding UPVC patio doors leading to the rear garden.

First Floor

Landing, leading to -

Bedroom One (12'6 x 8'6)

Electric radiator.

Bedroom Two (12'6 x 9')

Electric radiator, Fitted airing cupboard with factory lagged tank and shelving.

Shower Room

Panelled bath with fitted shower screen and Triton shower over. Tiled splashbacks, pedestal washbasin, wc. Light with shaver point. Electric fan heater.

Curtilage

There is a lawned front garden with a paved pathway leading to the front door. To the rear of the house is a further garden area comprising a patio and a shingled garden for ease of maintenance, all enclosed by wooden panelled fencing. A pedestrian door leads to a pathway which in turn leads to the two allocated off street parking spaces.

General Information

Rent: £895 per calendar month payable in advance.

Council Tax Band: Band B.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1030 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: A holding deposit of £200.00 will be payable on making an application.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Those in receipt of housing benefit will not be considered. Pets will be considered.

Availability: This property is available from June 2026.

Term of tenancy: Initially 6 or 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H30563L

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

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