



TO LET

**£1,195 PER CALENDAR MONTH**

Woodhouse Close, Sheringham, NR26 8AX

**Arnolds | Keys**





# THE PROPERTY

## 35 Woodhouse Close, Sheringham, NR26 8AX

Modern semi detached 2 BEDROOM house located at the end of a cul-de-sac adjoining playing fields. The well presented accommodation includes an entrance hall, cloakroom and open plan living /dining room / fitted kitchen, whilst on the first floor are 2 double bedrooms, one with EN-SUITE shower room and a separate family bathroom. The property benefits from gas fired underfloor heating to the ground floor, double glazing, an enclosed rear garden and two parking spaces.

Sheringham is a delightful, traditional North Norfolk town much admired for its character and pretty flint former fisher men's cottages lining the sea front. The town has an excellent range of shops and amenities including a train station with regular services to Norwich. The beach enjoys blue flag status with a wide promenade providing a delightful area to walk.

EPC Rating B. Council Tax Band B - North Norfolk District Council



2



2



1



B



B

# THE DETAILS

## Property Details

### ENTRANCE HALL

Laminate flooring, stairs to first floor, opening through to living room.

### LIVING / DINING ROOM

Laminate flooring, underfloor heating, opening to kitchen, doors to rear garden, double glazed window.

### KITCHEN

Range of wall and base units, integrated dishwasher, fridge freezer, oven and hob. Laminate flooring, double glazed window.

### CLOAKROOM

Compact under stairs WC and wash basin.

### FIRST FLOOR LANDING

### BEDROOM 1

Laminate flooring, double glazed window, inbuilt wardrobe.

### ENSUITE SHOWER ROOM

Shower cubicle and wash basin, double glazed window.

### BEDROOM 2

Double glazed window, radiator.

### BATHROOM

Ceramic tiled floor, WC, wash basin, bath with over bath shower, double glazed window.

### OUTSIDE

2 off road parking spaces, Enclosed rear garden with patio.

### TENANTS NOTE

The deposit for this property is £1,378

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All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

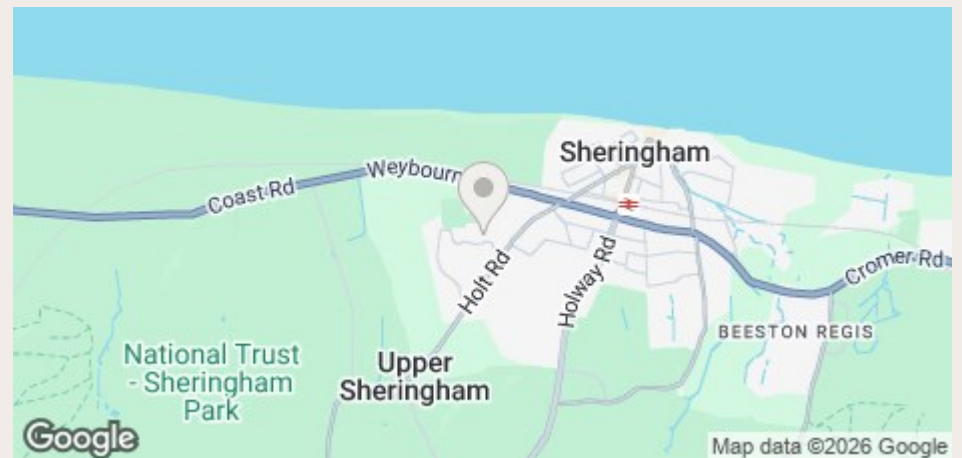
Please be aware that the marketing photographs for this property may have been taken before the start of the last tenancy and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

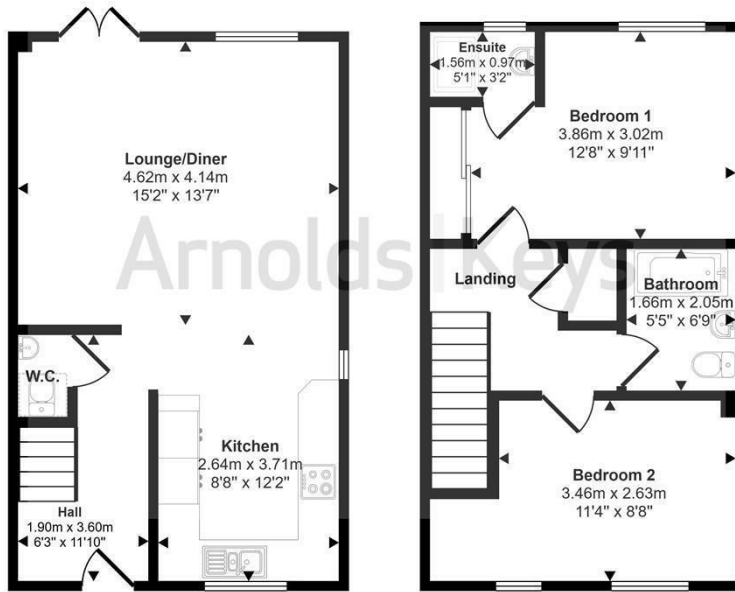
Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £275.76. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



## Location

Approx Gross Internal Area  
73 sq m / 785 sq ft

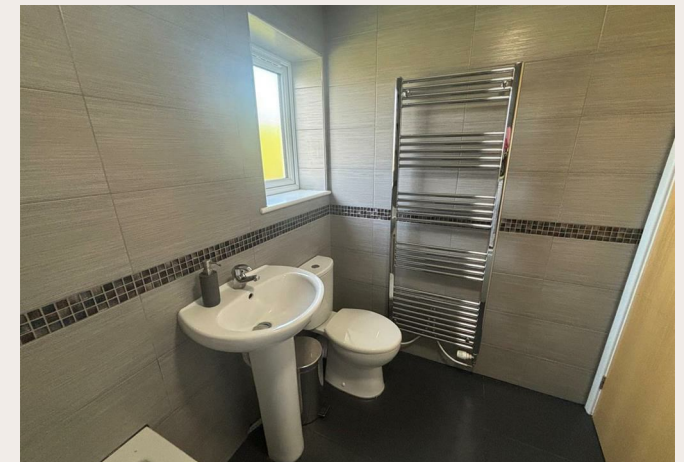
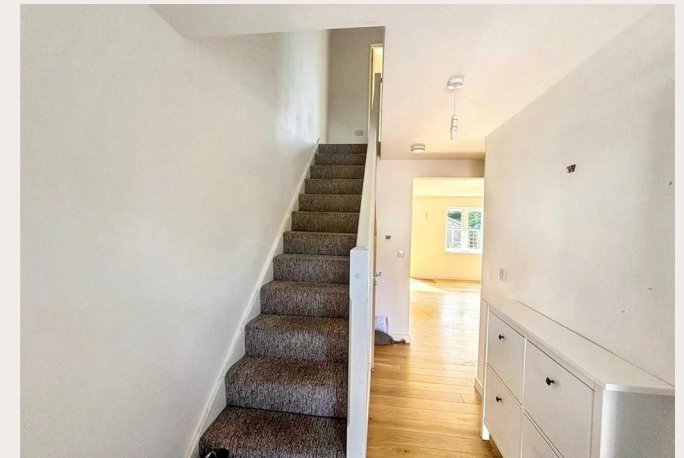


Ground Floor  
Approx 37 sq m / 399 sq ft

First Floor  
Approx 36 sq m / 386 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Contact Us

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| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>95</b>               |
| (81-91) <b>B</b>                            | <b>84</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |