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£850 pcm



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52 Rosedale Gardens Belton, NR31 9PN

- TWO BEDROOMS OFF LANDING
- EXCELLENTLY PRESENTED
- MODERN DÉCOR
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- QUIET VILLAGE LOCATION
- DOUBLE GLAZED THROUGHOUT
- EXCELLENTLY PRESENTED
- CLOSE TO AMENITIES
- KITCHEN DINER

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

ENTRANCE PORCH 2.00m x 1.10m (6' 7" x 3' 7")

Through the recently installed composite front door into the Porch. This is a handy space to kick off your shoes, hang up your coat and start enjoying your new home. There is a uPVC sealed unit double glazed window, wood laminate floor underfoot and a door leads you into the ...

LOUNGE 4.40m x 3.20m (14' 5" x 10' 6")

This light, bright, modern and contemporary styled Lounge features a uPVC sealed unit double glazed window to front aspect, laminate floor underfoot, fireplace and radiator. Your staircase leads you up to all first floor rooms and a part glazed door to ...

KITCHEN DINER 4.40m x 2.70m (14' 5" x 8' 10")

Running the whole width of the house, this room is made up of two halves. On the Kitchen side, a range of base and wall units are fitted to three walls complete with oak effect doors and drawers with a roll edge worktop over.

Attractive white tiling has been applied as a splashback and appliances include an electric cooker and fridge freezer. Ample space and plumbing has been provided for your automatic washing machine and the stainless steel sink and drainer is located under the uPVC sealed unit double glazed window.

On the other side, your back door leads you out to the rear Garden and a breakfast bar has been created for mealtimes. There's another uPVC sealed unit double glazed window, radiator and ceramic tiling laid to floor.

FIRST FLOOR

LANDING

At the top of the stairs, the landing has doors to all the bedrooms and the family bathroom. There is a fitted carpet and loft access.

BEDROOM 1 3.40m x 3.20m (11' 2" x 10' 6")

Entered from the Landing this is a good size master Bedroom with views over the end of the cul de sac through the uPVC sealed unit double glazed window. There's also a fitted carpet, full height over stairs cupboard and radiator.

BEDROOM 2 2.60m x 2.40m (8' 6" x 7' 10")

Located at the rear of the property and with views over the enclosed rear Garden through the uPVC sealed unit double glazed window, there is a fitted carpet and a radiator.

BATHROOM 2.00m x 1.70m (6' 7" x 5' 7")

Your recently upgraded and modernised Bathroom features a suite comprising of a 'P' shaped bath with shower and screen over, vanity wash hand basin and low level WC. There's also a chrome heated towel rail radiator, vinyl floor covering and opaque uPVC sealed unit double glazed window.

OUTSIDE

Lawned to the front with parking. To the rear there is an enclosed garden with a patio and mainly laid to lawn.

TERMS OF TENANCY

TENANCY: The property is offered on an Assured Periodic Tenancy Agreement.

RENT:

£850.00 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 £950.00 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 months rent in advance	£ 850.00
Deposit	£ 950.00
Total:	£1,800.00

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 Estate Agents 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 dragging your feet and 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.

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 MISDESCRIPTIONS 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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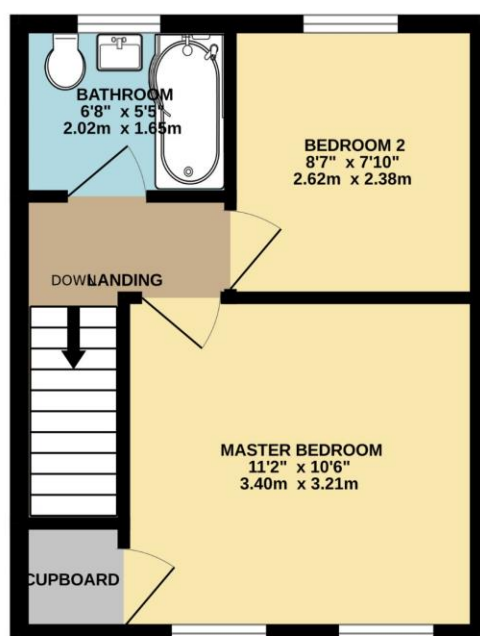
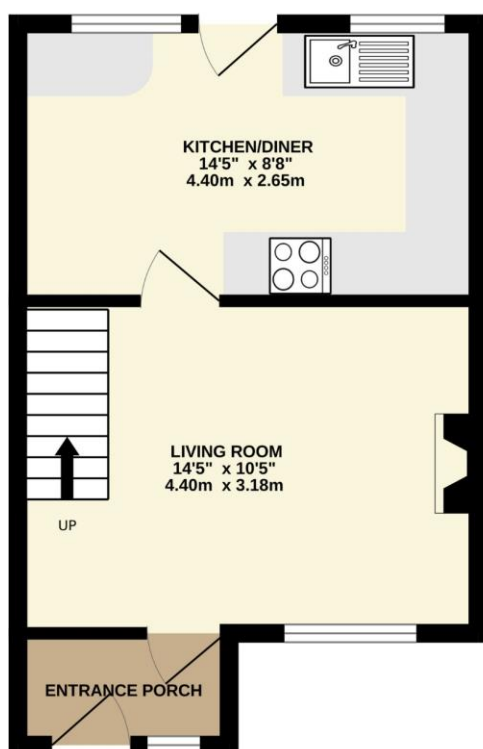
EXCELLENTLY PRESENTED TWO BED, MID TERRACED PROPERTY FOR RENT

We are delighted to assist in the rental of this well presented, modern, mid terraced property on the sought after Village of Belton. With a good size Lounge, fitted Kitchen Diner with some appliances, two Bedrooms, modern contemporary Bathroom, off road parking area, and a good sized enclosed rear garden.

LOCATION AND AMENITIES

Rosedale Gardens is located just off Bracon Road in the Village of Belton, just west of the seaside town of Gorleston-on-Sea. With Great Yarmouth 4 miles north, Lowestoft 5 miles south and the stunning Norfolk countryside within 100 yards, perfect for those lovely country walks, this development is an idyllic location to reside. Local amenities such as the James Paget hospital are nearby, a range of schools and Norfolks superb local and national public transport network are all close at hand.

Contact: The ONE ONLINE Team | **Mobile:** 07787 436600 | **Email:** info@one-estates.co.uk



52 ROSEDALE GARDENS, BELTON

TOTAL FLOOR AREA : 572 sq.ft. (53.2 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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