

£1,050 pcm



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22 Buttermere Way, Carlton Colville, NR33 8FF

- **THREE STOREY TOWNHOUSE**
- **THREE BEDROOMS, ONE ENSUITE**
- **GROUND FLOOR CLOAKROOM WC**
- **ENCLOSED REAR GARDEN**
- **FRESHLY DECORATED**
- **REFURBISHED THROUGHOUT**
- **EPC C**
- **ALLOCATED PARKING**
- **SOUGHT AFTER LOCATION**
- **AVAILABLE NOW**

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Enter your new home through the part glazed front door into the Hall. An opening to the left offers access to the Kitchen whilst doors lead you through to the WC and Lounge. A carpeted staircase takes you to the floors above.

Cloakroom WC 1.61m x 0.86m (5' 3" x 2' 10")

This very handy ground floor loo features a low level WC and pedestal sink with chrome mixer tap and tiled splashback. A vinyl flooring and radiator also features.

Kitchen 2.89m x 1.81m (9' 6" x 5' 11")

The kitchen features a range of base and wall units in cream high gloss with inset handles. A wood effect laminate worktop with matching up-stand, built in single oven and four burner gas hob with chimney extractor over. A stainless-steel sink and drainer with mixer tap sits under a uPVC sealed unit double glazed window. There is space and plumbing for a washing machine, freestanding tall fridge/freezer and space for one other appliance.

Lounge 4.31m x 3.90m (14' 2" x 12' 10")

Running the width of the property the lounge/diner benefits from lots of natural light provided by the uPVC sealed unit double glazed window and the double patio doors which provide access to the rear garden. The room features a useful storage cupboard, fitted carpet and radiator.

FIRST FLOOR

Bedroom 2 3.89m x 2.95m (12' 9" x 9' 8")

With views over the front of the property, from two uPVC sealed unit double glazed windows, bedroom two provides enough space for a double bed and the usual bedroom furnishings. A fitted carpet and radiator also feature.

Bathroom 1.91m x 1.87m (6' 3" x 6' 2")

A white suite comprises of a full-length panel bath with shower mixer and glass screen, a low level WC and pedestal sink with chrome mixer tap. A vinyl has been laid to the floor, while a radiator keeps the room toasty warm.

Bedroom 3 2.72m x 2.17m (8' 11" x 7' 1")

A good sized single and features a fitted carpet, uPVC sealed unit double glazed window and radiator.

SECOND FLOOR

Master Bedroom 3.90m x 3.66m (12' 10" x 12')

Located at the top of the stairs on the second floor, you will find the master bedroom which features a double built in wardrobe, a single built in cupboard, new fitted carpet, eaves storage provides handy spaces, there's a uPVC sealed unit double glazed window allows natural light to fill the room. A door provides access to your very own....

Ensuite 2.07m x 1.89m (6' 9" x 6' 2")

Your own little luxury, your ensuite features a shower cubicle with shower, pedestal sink with chrome mixer tap and a low

level WC. A skylight keeps this space fresh and airy and vinyl has been laid underfoot.

OUTSIDE

Your own little luxury, your en suite features a shower cubicle with thermostatic shower, pedestal sink with chrome mixer tap and a low level WC. A skylight keeps this space fresh and airy and vinyl has been laid underfoot.

TERMS OF TENANCY

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

RENT: £1,050.00 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 £1,150.00 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.

SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:

First months rent in advance	£1,050.00
Deposit	£1,150.00
Total:	£2,200.00

HOLDING DEPOSIT: In order to secure a property and remove it from the market while One Estate Agents completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (£240.00) 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 delaying 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.



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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THREE STOREY, THREE-BEDROOM TOWN HOUSE IN SOUGHT AFTER LOCATION AVAILABLE IMMEDIATELY.

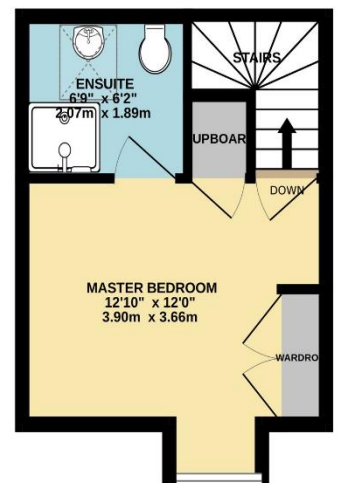
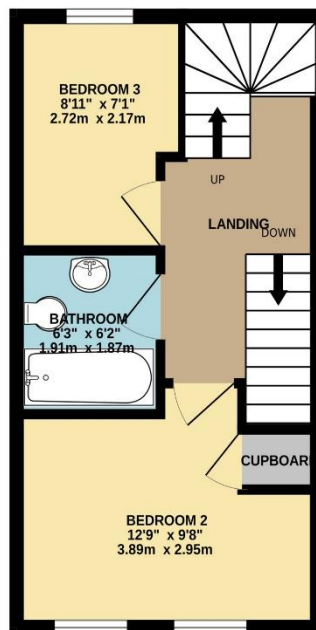
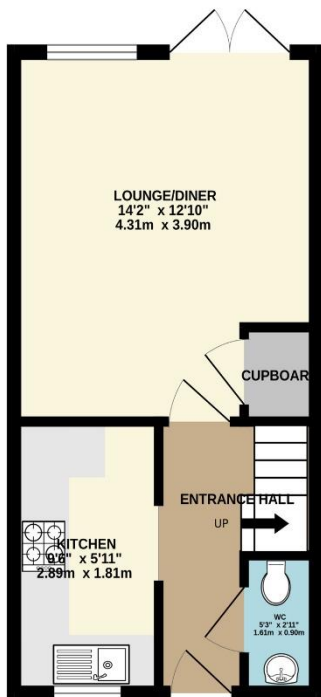
We are pleased to assist in the rental of this freshly decorated family home which features a Lounge, Kitchen and Cloakroom WC to the ground floor, a double Bedroom, good size Single and family Bathroom to the first floor and another double Master Bedroom with its very own Ensuite to the second floor. Outside, a low maintenance enclosed rear garden and a convenient allocated parking space for one vehicle is provided.

FRESHLEY DECORATED THROUGHOUT

LOCATION AND AMENITIES

Situated on the Bloodmoor Development on the south side of Lowestoft. Convenient for a range of amenities such as a superstore and petrol station with easy access to the A12. The towns of Lowestoft and Great Yarmouth are also easily accessible, and the city of Norwich is situated less than 45 minutes away. Good schools, public transport and the beach are also within easy reach of this property and the stunning Suffolk Countryside is close by.

Contact: ONE ESTATE AGENTS | Phone: 01502 733399 | Email: info@one-estates.co.uk



22 BUTTERMERE WAY, LOWESTOFT

TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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