



brittons

Bakers Way, Docking, King's Lynn

- FIVE BEDROOM DETACHED HOUSE
- TWO EN-SUITES
- DOUBLE GARAGE
- LARGE DRIVEWAY

£2,400 pcm

Deposit: £2,765

Council Tax Band: F

Type: Unfurnished

Property Reference: 10403

Landlord Requirement: No smokers



Brittons are pleased to offer this SPACIOUS FIVE BEDROOM DETACHED house located in the popular village of Docking. This high quality accommodation comprises of a modern and stylish lounge, open-plan kitchen/dining area with integrated fridge/freezer, dishwasher, double oven and induction hob, study, utility room and WC on the ground floor. The first floor boasts five bedrooms, two with spacious ensuite shower rooms and a family bathroom. Outside offers a rear garden with double garage and large driveway. Available October. EPC B/ Council Tax Band F/ Mains Electric, Water & Drainage.

FEES TO TENANTS-

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.

Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.

More details on other possible tenant default charges are available on request or visit- www.brittons.net/pages/tenants. All details are in line with the Tenant Fee Act 2019.

27-28 Tuesday Market Place
Kings Lynn
Norfolk
PE30 1JJ

www.brittons.net
lettings@brittons.net
01553 692828



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epcau.com		



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.