

66 Common Road, Wighenhall St Mary, Kings Lynn, PE34 3EN



Cruso & Wilkin

66 Common Road, Wiggenhall St Mary

To Let £1,325pcm



We are excited to present this spacious three-bedroom detached house located in Wiggenhall St Mary.

The property offers stunning views of the surrounding fields and a spacious garden.

Internally, the house features a lounge, dining room, and a kitchen/diner come conservatory; the kitchen also benefits from a pantry.

Additionally, there is a downstairs cloakroom and utility room.

On the first floor, you will find three bedrooms and a bathroom equipped with a P-shaped bath.

Externally, the property boasts a generously sized driveway with off-road parking to accommodate several vehicles, along with a lawned garden to the side and rear offering expansive field views.

Location



Situation and Direction

From Hardwick Roundabout, King's Lynn, head east on the A47 towards Constitution Hill Roundabout. At the Roundabout take the 3rd exit and stay on the A47. Take the exit towards St Germans/Saddlebow. At the roundabout, take the 1st exit onto High Road. At the roundabout, take the 2nd exit and stay on High Road leading into Lynn Road. Turn right onto School Road, then turn left onto Sluice Road. Turn left onto Common Road; the destination will be on the left.

Arrive: Common Road, Wiggenhall Saint Mary the Virgin, King's Lynn
PE34 3EN

Distance: 5.8 miles



Description

Ground Floor

The Accommodation:

Entrance Hall:

Double-glazed door to front, stairs leading to first floor and part-glazed door leading to the lounge.

Lounge: 4.31m x 3.97m

Double-glazed windows to front and side aspect, two radiators. Telephone point, door to understairs cupboard and partly glazed door leading to dining area.

Dining Area: 2.89m x 3.97m

Double-glazed window to front, two radiators. Wood-effect vinyl flooring, arch leading to:

Kitchen/conservatory: 2.10m - 2.25m (max) x 6.80m

Double-glazed window to rear with extensive views. Ceramic tiled flooring, fitted with a range of wall and base level units with worktop. Stainless steel sink drainer and mixer tap. Integrated double oven, ceramic hob and extractor. Space for fridge freezer and plumbing for a dishwasher, two radiators. Door leading to shelved pantry, part glazed door leading to rear hallway and patio door leading to rear garden.

Rear Lobby:

Double-glazed window and low-level WC. Cupboard housing oil fired central heating boiler and door to rear garden.

Utility Room: 3.14m x 2.10m

Double-glazed windows to rear, one radiator. Fitted with wall and base units, stainless steel sink drainer, plumbing for washing machine.

First Floor

First Floor Landing:

Leading to three bedrooms, bathroom and housing for water tank cylinder with shelving.

Bathroom:

Double-glazed window to rear, one radiator. P-shaped bath with shower screen and wall-mounted electric shower, WC and wash hand basin. Partially tiled walls.

Bedroom One: 3.98m x 2.80m

Double-glazed windows to front and rear, two radiators. Loft access, door to walk-in storage cupboard/wardrobe.

Bedroom Two: 2.94m x 4.17m

Double-glazed window to front, telephone point.

Bedroom Three: 3.28m x 2.33m

Double-glazed window to the rear, one radiator.

Rear Garden:

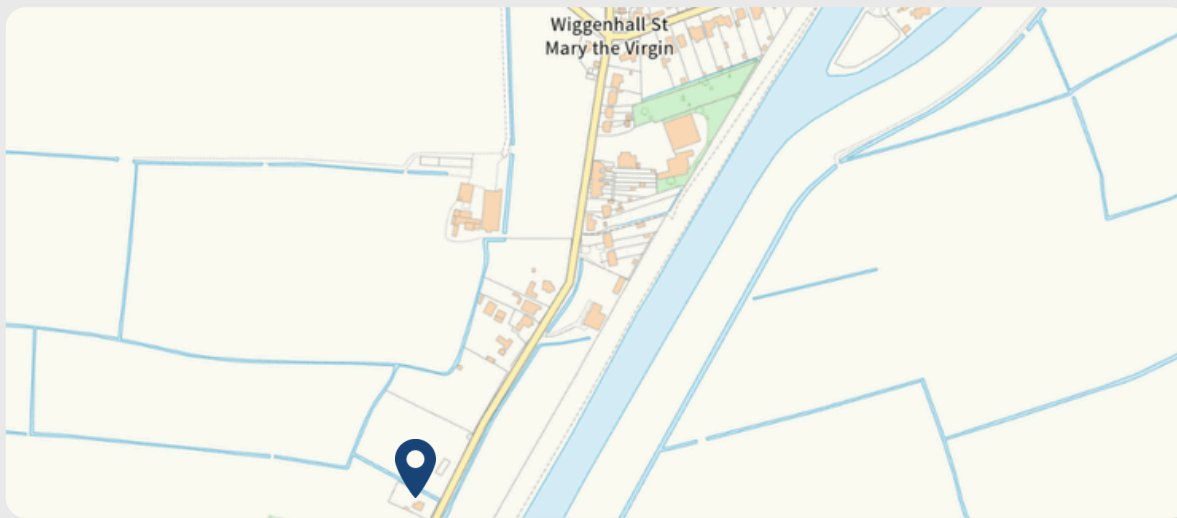
Lawned garden to side and rear. Oil tank, outside tap, external light and septic tank. Far-reaching field views.











Boundaries, Plans, Areas, Schedules and Disputes

The tenant will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the Letting Agent whose decision acting as Experts shall be final.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Landlord's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection.

Services

The property benefits from mains electricity, mains water and oil central heating.

Measurements

All measurements and areas are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Deposit

A deposit of **£1,528.00** will be payable prior to the commencement of the tenancy. The deposit is held by the Landlord as stakeholders who are members of the Tenancy Deposit Scheme in compliance with current legislation. Please note the following applies to the deposit held at the end of the Tenancy:

1. Return of the deposit will be held by cheque or direct payment to the bank only.
2. If the Tenancy is held in joint names we shall require joint instructions on how to return the deposit.
3. In the event of a dispute at the end of the Tenancy the deposit will be held pending agreement between Landlord/Tenant as to the amount of any dilapidations payable.

Local authority

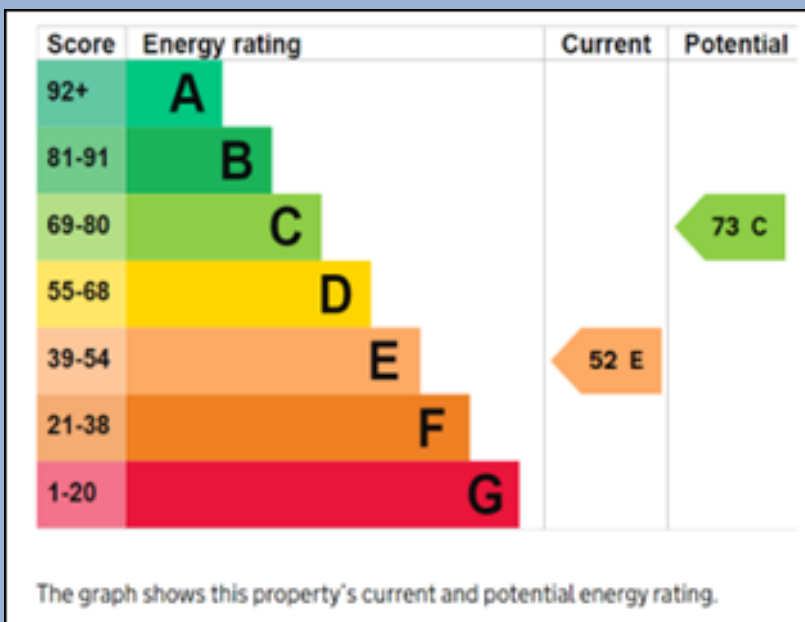
Borough Council for Kings Lynn & West Norfolk
Kings Court
Chapel Street
Kings Lynn
PE30 1EX

Council Tax

The Council Tax Band for this property is B

Energy Performance Certificate

66 Common Road has an EPC Rating of E



Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Tenants are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of let.

Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Landlord.





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