



10 Holly Close

Martham, Great Yarmouth, NR29 4SA

£975 PCM



A very well presented three bed detached bungalow, occupying a lovely plot in the highly sought after village of Martham. The property offers a spacious living room with wood burner, separate dining area, nicely fitted kitchen, wet room with shower and three bedrooms. The property also benefits from off road parking and well maintained lawned gardens to both front and rear.



Entrance Hall

With electric meter cupboard, built in cupboard, access to roof space and access to all bedrooms, wet room and living room.

Bedroom 10'9" x 7'10" (3.29 x 2.41)

With a double glazed window to the rear aspect and tiled floor.

Bedroom 9'11" (max) x 14'6" (max) (3.04 (max) x 4.44 (max))

With double glazed window to the front aspect and tiled floor.

Bedroom 7'0" x 7'10" (2.14 x 2.41)

With double glazed window to the front aspect and tiled floor.

Wet Room 4'10" x 7'6" (1.49 x 2.29)

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin and shower, double glazed window to the side aspect and tiled splashbacks.

Living Room 9'11" x 15'10" (3.04 x 4.85)

With double glazed French Doors to the rear garden, tiled floor, feature Wood Burner and access to the dining area.

Dining Area 7'0" x 8'10" (2.14 x 2.71)

With space for table and chairs, tall storage unit, tiled floor, double glazed window to the front aspect and access to the kitchen.

Kitchen 11'6" (max) x 6'11" (3.53 (max) x 2.13)

Fitted with a good range of wall and base level storage units with work surfaces over, tiled floor, built in airing cupboard, inset stainless steel one and a half bowl drainer sink unit with mixer tap over, double glazed window to the rear aspect, double glazed door to the side, freestanding electric cooker, plumbing for washing machine and tiled splashbacks.

Outside

With well maintained lawned gardens to front and rear, a wooden shed, well stocked flower and shrub borders, wooden fencing and wooden gate.

Parking

The property has a single parking space to the rear of the property.

Services

Mains water, electricity, drainage

Council Tax Band

Council Tax Band- B

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy.

TERMS

NO SMOKING

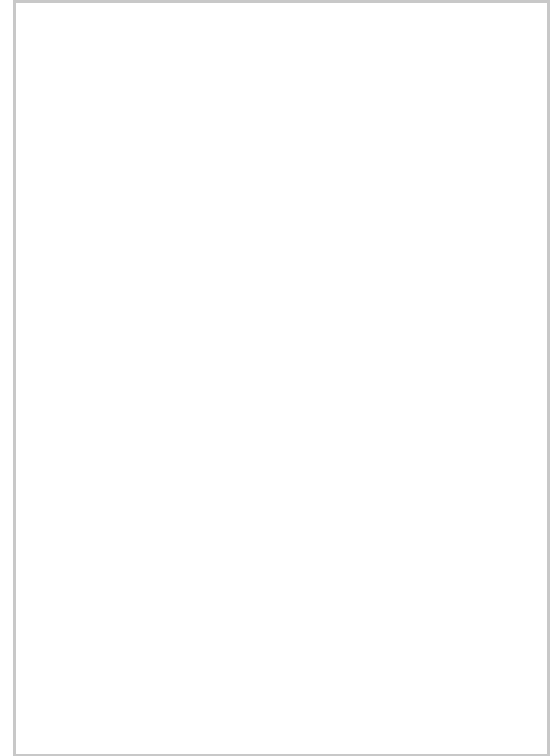
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

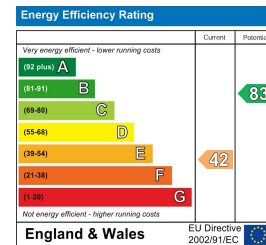
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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