

# Arnolds | Keys



**8 Barchams Yard, Sheringham, Norfolk, NR26 8JS**

**£850 PCM**

- Town Centre Cottage
- Lounge Opening To Well Fitted Kitchen
- UPVC Double Glazing
- Short Walk To Shops, Beach and Promenade
- Well Fitted Kitchen
- 2 Bedrooms
- Gas Central Heating
- Part or Unfurnished
- Pet Considered

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# 8 Barchams Yard, Sheringham NR26 8JS

Sheringham is a delightful, traditional North Norfolk town much admired for its character and pretty flint former fisher men's cottages lining the sea front. The town has an excellent range of shops and amenities including a train station with regular services to Norwich. The beach enjoys blue flag status with a wide promenade providing a delightful area to walk.

EPC Rating C. Council Tax Band A.



Council Tax Band: A



An appealing brick and flint 2 BEDROOM town centre cottage available part or unfurnished.

The property is tucked away enjoying a pedestrian approach off Morris Street, West Cliff or the High Street with the full range of town centre facilities, sea front and promenade on your doorstep.

The accommodation includes an entrance porch and lounge opening to a well fitted kitchen, whilst on the first floor are the bedrooms and bathroom with over bath shower. There is a shared courtyard to the rear.

On street public parking is available in the area whilst season tickets for some car parks in Sheringham can be obtained from North Norfolk District Council.

The property benefits from gas fired central heating and UPVC double glazing.

A pet will be considered.

### **ENTRANCE LOBBY**

Entrance door. Door to lounge

### **LOUNGE**

12'6" x 12'11"

Laminate flooring, UPVC double glazed window, radiator and stairs to first floor. Large opening to kitchen.

### **KITCHEN**

12'11" x 7'9"

Very well fitted with a comprehensive range of base and wall units and ample work surfaces. Inset sink, inset hob and oven. Gas fired boiler for central heating. UPVC double glazed window and door to rear shared courtyard.

### **FIRST FLOOR LANDING**

### **BEDROOM**

10' x 9'9" plus recess

Fitted carpet, radiator and UPVC double glazed window.

### **BEDROOM**

8'5" x 6'8"

Fitted carpet, radiator and UPVC double glazed window. Built in cupboard.

### **BATHROOM**

Suite comprising WC, wash basin and bath with shower over.

### **OUTSIDE**

The property enjoys a pedestrian approach with steps up to the entrance door. To the rear of the property is

a shared paved courtyard.

On street parking is available in the vicinity.

Season Tickets for parking are available to purchase from North Norfolk District Council - please check on their website for car parks in the area which operate this system - <https://www.north-norfolk.gov.uk/parking>

### **TENANTS NOTE**

The deposit for this property is £980.

EPC Rating C. Council Tax Band A - North Norfolk District Council

All main services available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

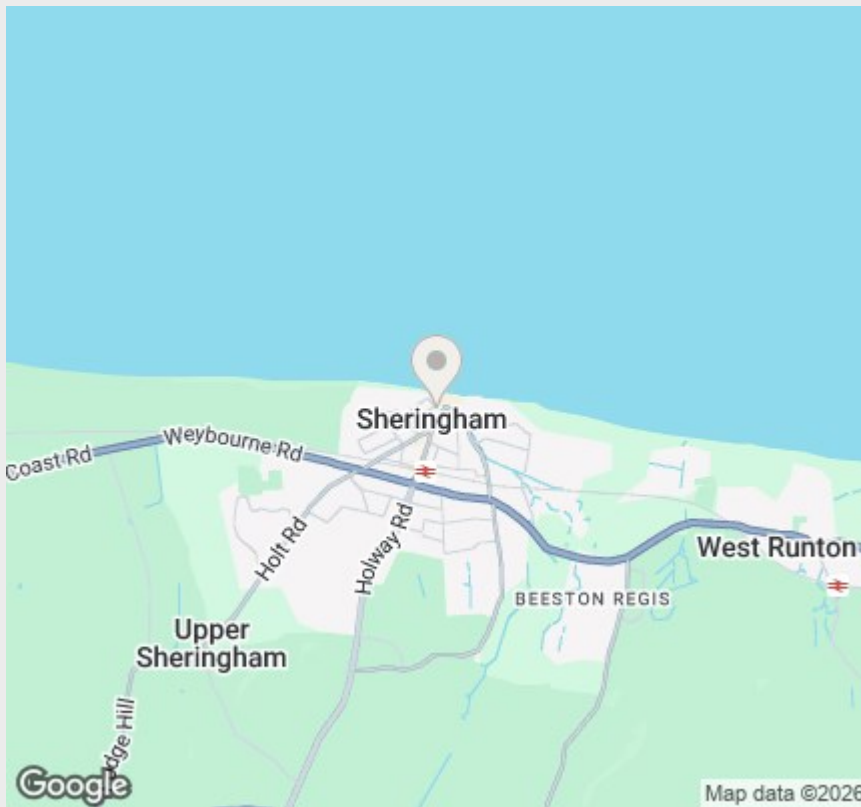
Please be aware that marketing photographs for this property may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £196.15. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



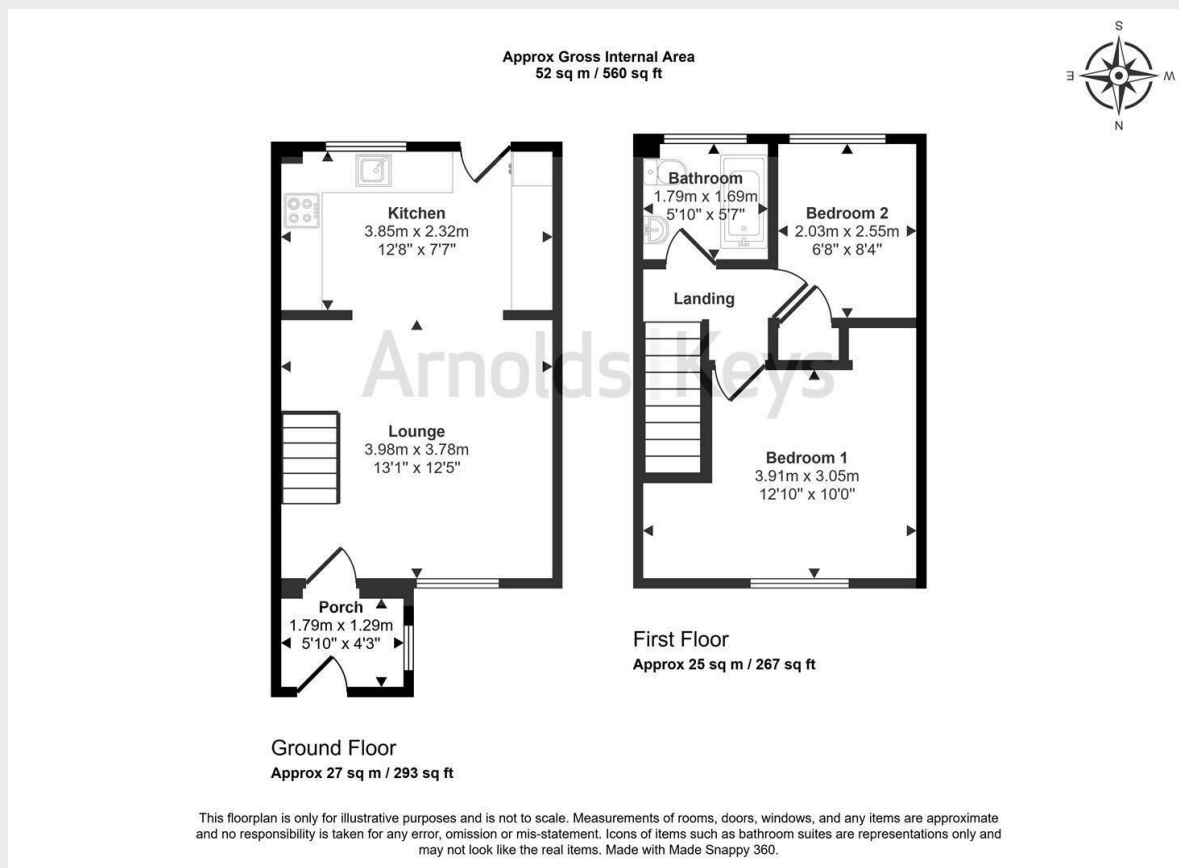
## Viewings

Viewings by arrangement only. Call 01603 216812 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

