



## 29 The Promenade

Scratby, Great Yarmouth, NR29 3PA

£1,000 PCM



With amazing sea views to front, Aldreds are pleased to offer for let this spacious and well presented two bedroom plus study detached bungalow. Oil central heating. Driveway to carport and garage. Large Lounge/Diner, kitchen, bathroom and WC. Gardens to front, rear and additional garden to front over road



Lounge/Diner 21'2" max 10'2" min x 19'3" max 14'0" min (6.46 max 3.1 min x 5.87 max 4.27 min)  
 Double glazed French doors to front, two double glazed windows to front aspect, double glazed windows to both sides, tiled floor, two radiators

**Inner Hallway**  
 Radiator, loft access

**Kitchen 10'10" x 9'10" plus recess (3.32 x 3 plus recess)**  
 Base units with worktops, double glazed window to side aspect, electric cooker point, sink with drainer, part tiled walls

**Side Porch**  
 Oil boiler, door to garden

**Side Porch 2**  
 Door to garage/carport

**Bedroom 1 12'1" x 9'10" (3.7 x 3.02)**  
 Wardrobe, double glazed window to rear aspect, radiator

**Bedroom 2 9'11" x 8'11" (3.03 x 2.72)**  
 Built in wardrobe, double glazed window to rear aspect, radiator

**Study 8'1" max 5'4" min x 5'9" nmax 3'4" min (2.47 max 1.64 min x 1.77 nmax 1.04 min)**  
 Window in to side porch

**Bathroom 5'4" x 5'1" (1.64 x 1.55)**  
 Panel bath, hand basin, opaque double glazed window looking in to carport

**WC**  
 Low level WC, opaque double glazed window looking in to carport

**Outside**  
 To the front there is a lawned garden with sea views and additional piece of lawned garden to the east of The Promenade. Driveway to garage and car port (14.6m x 2.77m) with power, light, plumbing for washing machine and personal door to garden. To the rear there is a paved garden and oil tank

**Council Tax**  
 TBC

**Services**  
 Mains water, electricity, drainage

**Additional Info**  
 RENT  
 Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

**TENANCY**  
 6 Months Assured Shorthold.

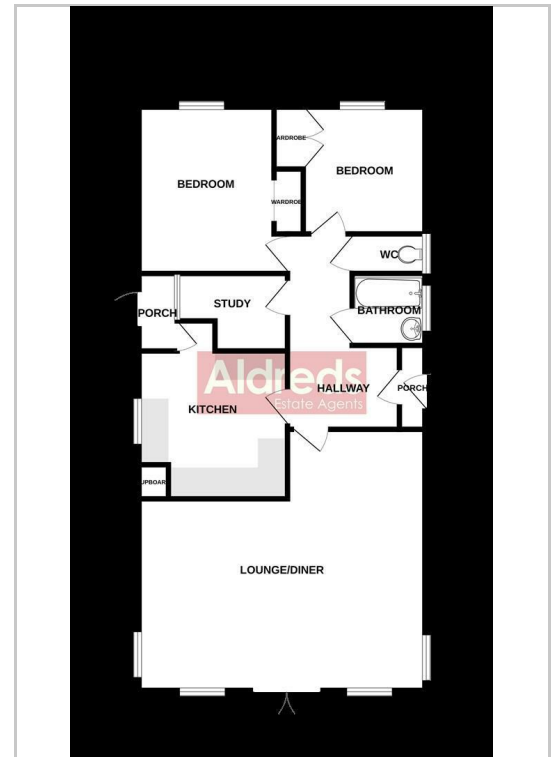
**TERMS**  
 NO SMOKING

**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.

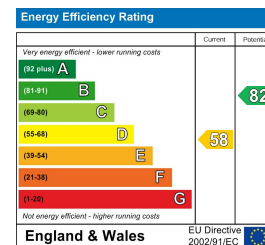
## Area Map



## Floor Plans



## Energy Efficiency Graph



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