

The deposit for this property will be £980.77. Tenants are reminded that they are responsible for arranging their own contents insurance. The tenancy is exclusive of all other outgoing, therefore tenants must pay all bills incurred throughout the tenancy period.

Please note that this property is being offered with Watsons finding a tenant only on behalf of the Landlords. The Landlords will themselves be responsible for the day to day management and the deposit collected at the start of the tenancy will be passed to the Landlords.

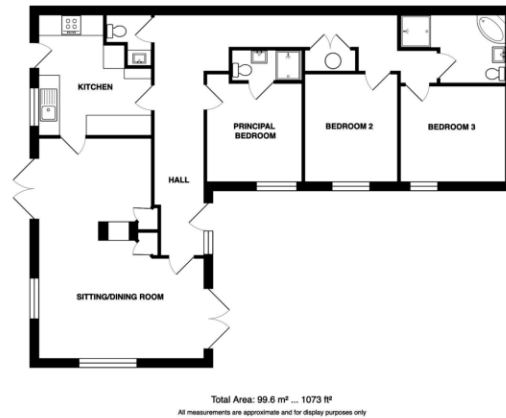
#### We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these lettings particulars, please contact us before viewing and we will do our best to answer any questions you may have.

#### Directions

Leave North Walsham via the A149 Cromer Road, proceeding through the village of Thorpe Market and as you leave the village, turn right at the crossroads, signposted to Southrepps. Proceed to the village passing the general stores on your right and at the Vernon Arms public house turn left into Church Road. At the church turn right into Whitegate Road, as the road bears left keep right of The Old Rectory on a gravelled driveway. Follow this gravelled driveway in a horseshoe shape and Coach Cottage will be seen at the end of the drive with a pair of roller gates and a Watsons To Let Board erected.

#### Floor Plan



#### Data Protection Act

The Owner authorises Watsons and Hoyl Independent Advisers Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

Messrs Watsons for themselves and for the vendors or lessors of this property whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract and no person in the employment of Messrs Watsons has any authority to make or give any representation or warranty in relation to this property.

#### Consumer Protection Regulations

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

# watsons

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**We are open**

Monday – Friday 9am to 5.30pm

Saturday 9am to 4pm

# watsons

DRAFT DETAILS AWAITING LANDLORD APPROVAL



home for rent

6 Meadow Lane  
, Southrepps, NR11 8NX

£850 pcm

Plus fees

An exceptionally well presented detached bungalow tucked away in this most attractive farmyard style complex.

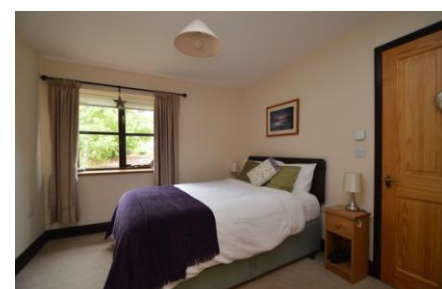
Viewing strictly by  
prior arrangement  
with the agents

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- Open Plan Sitting/Dining Room with Wood Burning Stove
- Well Fitted Kitchen ● Principal Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms ● Family Bathroom ● Garage
- Secluded Gardens

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Regulated by RICS



#### Location

Southrepps is a historic and popular village ideally located for access to both Cromer on the North Norfolk coast and North Walsham. Within the village there is a very popular public house with restaurant, magnificent church, shop village hall, post office stores, children's playground and football pitch. Excellent local amenities catering for every day needs can be found in both Cromer and North Walsham ranging from independent shops to national retailers alongside supermarkets, doctors and dentist, schooling and transport by both bus and train.

#### Description

Tucked away in the corner of a most attractive development close to Southrepps Church, this established detached bungalow constructed of red brick under a pantile roof offers exceptionally well presented accommodation with underfloor heating and double glazed windows. There is a bright and airy L shaped lounge/dining room centred around a "through" fireplace with wood burning stove and two sets of French doors leading to the gardens. Beyond is a well fitted kitchen alongside three double bedrooms, the principal of which has an en-suite shower room and a family bathroom. There is also a separate cloakroom off the reception hall. The attractive gardens are bounded by red brick and cobblestone walls and create a real cottage garden feel.

The accommodation comprises:-

Entrance door and side window to:-

#### Reception Hall

Telephone point, built-in double cupboard housing the hot water tank, underfloor heating thermostat, engineered wood flooring, two Velux windows, access to roof space.

#### Cloakroom

With white suite comprising of low level w.c. and vanity hand basin with mixer tap, pop up waste, tiled splash back and cupboard under, wall mounted ladder radiator, two shelves, engineered wood flooring, extractor fan and Velux window.

#### Sitting/Dining Room

16' 5" x 9' 11" (5m x 3.02m) (plus 12' 1" x 11' 2") (L Shaped room with windows on three elevations) Central red brick through fireplace with double sided wood burning stove on brick hearth, adjacent corner storage cupboard and glazed display cupboard, telephone and tv points, central heating thermostat, two sets of French doors leading to the gardens, engineered wood flooring, doors to the reception hall and kitchen.

#### Kitchen

12' 1" (8' 5" minimum) x 11' 2" (3.68m x 3.4m) (Side Aspect) Comprehensively fitted and comprising inset single drainer 1.5 bowl stainless steel sink unit with mixer tap and cupboard under, space for dishwasher, excellent range of base and drawer units with work surfaces over, inset 4 ring ceramic hob and built-under electric oven, Hotpoint freestanding fridge and freezer, tall cupboard, space and plumbing for automatic washing with Hotpoint washing machine, cooker point, brushed stainless steel splash back and extractor hood over, matching wall cupboards, part glazed door to the garden, engineered wood flooring, underfloor heating thermostat.

#### Principal Bedroom

10' 9" x 9' 8" (3.28m x 2.95m) (Front Aspect) TV and telephone points, underfloor heating thermostat, carpet and door to:-

#### En-Suite Shower Room

7' 4" x 2' 7" (2.24m x 0.79m) With white suite comprising of fully tiled shower cubicle, low level macerator w.c. and pedestal hand basin with mixer tap and pop up waste, wall mirror and glass shelf.

#### Bedroom 2

10' 9" x 9' 4" (3.28m x 2.84m) TV and telephone point, underfloor heating thermostat, carpet.

#### Bedroom 3

10' 7" x 9' 8" (3.23m x 2.95m) (Front Aspect) TV and telephone point, underfloor heating thermostat, carpet.

#### Bathroom

7' 8" x 6' 9" (2.34m x 2.06m) (minimum, plus recess for double shower cubicle) White suite comprising of corner bath with mixer tap and pop up waste, pedestal hand basin with mixer tap, low level w.c. and fully tiled double shower cubicle, shaver point, part tiled walls, electric towel radiator, engineered wood flooring, extractor fan and Velux window.

#### Outside

A pair of gates give access to a driveway laid to brick paviors and a brick-built GARAGE with up and over door, side door, power and light. There are gardens to both sides of the property with areas of lawn and a variety of perennials, shrubs and bushes. Side garden which is screened by a high brick wall of red brick and cobblestones has a brick pavior patio and offers a good degree of privacy and seclusion. Outside lighting.

#### Agents Note

The property is being offered on an unfurnished basis however current furniture can be left by separate negotiation.

#### Services

Mains water, electricity and drainage are available.

#### Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN  
Tel: 01263 513811  
Tax Band: To be confirmed

#### EPC Rating

The Energy Rating for this property is C. A full Energy Performance Certificate is available on request.

#### Available

Immediately (exact date to be confirmed).

#### Tenure

Assured shorthold tenancy for an initial period of 6 months with a view to continuing thereafter on a monthly basis.

#### Agents Note

One weeks rent will be taken as a holding deposit, £196.15. This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing).