

# Arnolds | Keys



## 11 Old Allotment Close, Ashill, Norfolk, IP25 7FG

£1,100 Per Calendar Month

- 4 Bedrooms
- Lounge
- Claokroom
- Garage and Parking
- Enclosed Rear Garden
- Modern Garage Linked House
- Kitchen / Diner
- Ensuite and Family Bathroom
- Gas Central Heating & UPVC Double Glazing
- EPC Rating B

# 11 Old Allotment Close, Ashill IP25 7FG

Modern garage linked house offering 4 BEDROOM accommodation with an enclosed rear garden. Modern kitchen / diner, lounge and cloakroom. Ensuite and family bathroom. Gas central heating and UPVC double glazing. Single garage with remote up and over door and parking.

 4  2  1  B

Council Tax Band: D



Ashill is a well-served village situated between the towns of Swaffham and Watton. The village has a pretty green with duck pond and a primary school and local shop. There is a church, public house and village hall.

The landlords are not able to offer a long term let for this property - for further details please enquire of the agent.

EPC Rating B. Council Tax D.

### **ENTRANCE HALL**

Entrance door, laminate flooring, radiator and stairs to first floor with cupboard under.

### **CLOAKROOM**

Wash basin and WC, tiled floor, radiator and UPVC double glazed window.

### **LIVING ROOM**

13' x 13'6" plus bay  
Laminate flooring, radiator, wall hung electric fire, UPVC double glazed bay window and double doors to dining area.

### **KITCHEN/DINER**

22'9" x 10'8 overall  
Dining area with tiled floor, 2 radiators and French doors to garden.

Kitchen area with a good range of attractive modern base and wall units, ample work surfaces, inset sink, inset gas hob and oven. Tiled floor and UPVC double glazed window.

### **FIRST FLOOR LANDING**

Fitted carpet and radiator. Boiler cupboard housing gas boiler.

### **BEDROOM**

9'6" x 11' to face of wardrobe  
Fitted carpet, radiator and UPVC double glazed window.  
Built in double cupboard and freestanding wardrobes.

### **ENSUITE**

Shower cubicle, wash basin and WC.

### **BEDROOM**

9'5" x 6'11"  
Fitted carpet, radiator and UPVC double glazed window.

### **BEDROOM**

10'10" x 7'3"  
Fitted carpet, radiator and UPVC double glazed window.

### **BEDROOM**

11'8" x 8'4"  
Fitted carpet, radiator and UPVC double glazed window.

### **BATHROOM**

Bath with shower attachment, wash basin and WC. Tiled floor, towel rail / radiator and UPVC double glazed window.

## **OUTSIDE**

The property occupies a corner plot with open plan front garden and an enclosed rear garden laid to lawn.

Single garage with remote up and over door.

Driveway parking.

## **TENANTS NOTE**

The deposit for this property is £1269

EPC Rating B. Council Tax Band D - Breckland 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 the marketing photographs for this property may have been taken before the start of the last tenancy and 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 £253.84. 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 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.

