

Arnolds | Keys



1-2 Grove Cottage Swanton Abbott Road, Skeyton, North Walsham, Norfolk NR10 5AII

£1,350 PCM

- Detached Cottage
- Sitting Room with Log Burner
- Fitted Kitchen & Utility Room
- Large Garden To Front
- Oil Central Heating And UPVC Double Glazing
- 3 Bedrooms
- Dining Room
- Large Bathroom with 4 Piece Suite
- Off Road Parking
- Rural Location

1-2 Grove Cottage Swanton Abbott Road, North Walsham NR10 5AU

Detached cottage enjoying a RURAL LOCATION and offering deceptive accommodation. 3 BEDROOMS, sitting room with log burner and separate dining room. Attractive kitchen and matching utility. Large ground floor bathroom with walk in shower and separate bath. There is an outside store, ample off road parking and large garden to the front. The property benefits from oil central heating and UPVC double glazing.



Council Tax Band: C



Located opposite a working farm, there may be some associated noise, but this is a rural area with fields and open countryside nearby.

Skeyton is a small village situated in the countryside between Norwich, North Walsham and Aylsham and does offer some basic services including a traditional pub, village hall and local church. More extensive facilities can be found in the nearby town of North Walsham which is just a short drive away and offers a range of shops, schools, medical facilities, and other conveniences including a rail service to Norwich and the coast.

EPC Rating E. Council Tax Band C.

ENTRANCE HALL

UPVC part glazed entrance door. Stairs to first floor.

SITTING ROOM

14'4" x 11'10"

Fitted carpet, UPVC double glazed window, inbuilt book cases, Inglenook fireplace with log burner.

DINING ROOM

11'9" x 7'5"

Vinyl flooring, double glazed window and radiator.

KITCHEN

Dual aspect room with 2 UPVC double glazed windows, vinyl flooring. Good range of cream and green wall and base units, wood block worksurface, inset sink, electric oven and hob, radiator, UPVC part glazed door to front. Opening to utility room.

UTILITY ROOM

Base and wall units, work surfaces and inset sink. UPVC double glazed window. Vinyl flooring.

BATHROOM

12'8" x 13'2"

A large room with modern white suite comprising bath, pedestal hand basin, W.C and walk in shower. Ceramic tiled flooring with electric under floor heating. UPVC double glazed window.

FIRST FLOOR LANDING

Fitted carpet.

BEDROOM

12'0" x 14'3"

Fitted carpet, radiator, double glazed window.

BEDROOM

10'4" x 11'11"

Fitted carpet, radiator, double glazed window.

BEDROOM

10'3" x 6'2"

Fitted carpet, double glazed window.

OUTSIDE

Adjoining store, shingled parking area, large garden to front with established boundary hedge and mature trees.

TENANTS NOTE

The deposit for this property is £1557.

EPC Rating E. Council Tax Band C - North Norfolk.

Mains water and electric, private drainage. For details of Broadband and Mobile Phone Signal / Coverage, we recommend Ofcom Checker (www.checker.ofcom.org.uk/en-gb/mobile-coverage OR www.checker.ofcom.org.uk/en-gb/broadband-coverage)

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. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

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 £311.53. 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.

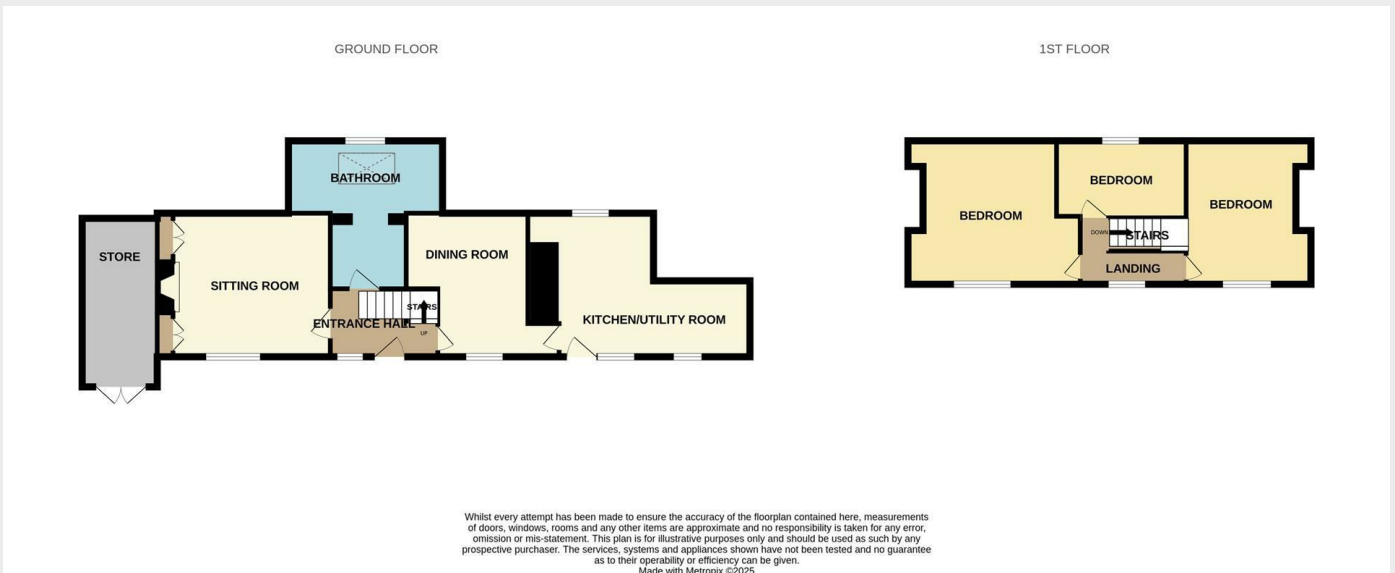


Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.

