

# Arnolds | Keys



## 2 Scotter Rise, Sheringham, Norfolk, NR26 8YD

£1,195 PCM

- 3 Bedroom Semi Detached House
- Kitchen and Utility Room
- Cloakroom
- Enclosed South Facing Rear Garden
- EPC Rating D
- Lounge With Access To Rear Garden
- Dining Room
- Family Bathroom with Over Bath Shower
- Garage

## 2 Scotter Rise, Sheringham NR26 8YD

Modern 3 BEDROOM end terrace house occupying a corner plot with a good size enclosed and south facing rear garden. Accommodation comprises Lounge with access to rear garden, kitchen, dining room, utility and cloakroom. On the first floor are the 3 bedrooms along with a family bathroom. The property benefits from gas central heating, double glazing, GARAGE and driveway parking.



Council Tax Band: C



The property is located in this popular Norfolk Homes development off Holway Road close to local schools and public transport into town.

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 D. Council Tax Band C - North Norfolk District Council

### **ENTRANCE LOBBY**

Entrance door and door to hall

### **ENTRANCE HALL**

Fitted carpet, radiator and under stair cupboard.

### **CLOAKROOM**

Wash basin and WC.

### **LOUNGE**

12'5" x 15'2"

Fitted carpet, fireplace, radiator and patio doors to the rear garden.

### **KITCHEN**

12'4" x 8'3"

Good range of base and wall units with ample worktops. Inset hob, double oven, radiator and vinyl flooring.

### **UTILITY ROOM**

Base units, sink and radiator.

### **DINING ROOM**

10'10" x 10'9"

Fitted carpet, radiator and stairs to first floor.

### **FIRST FLOOR LANDING**

Fitted carpet and airing cupboard.

### **BEDROOM**

12'5" x 10'5"

Fitted carpet, radiator and fitted wardrobes.

### **BEDROOM**

12'5" x 10'11"

Fitted carpet, radiator and fitted wardrobes.

### **BEDROOM**

12'5" x 7'11"

Fitted carpet, radiator and fitted wardrobes.

### **BATHROOM**

Bath with shower over, wash basin and WC. Radiator and extractor.

### **TENANTS NOTE**

The deposit for this property is £1378.

All mains 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.

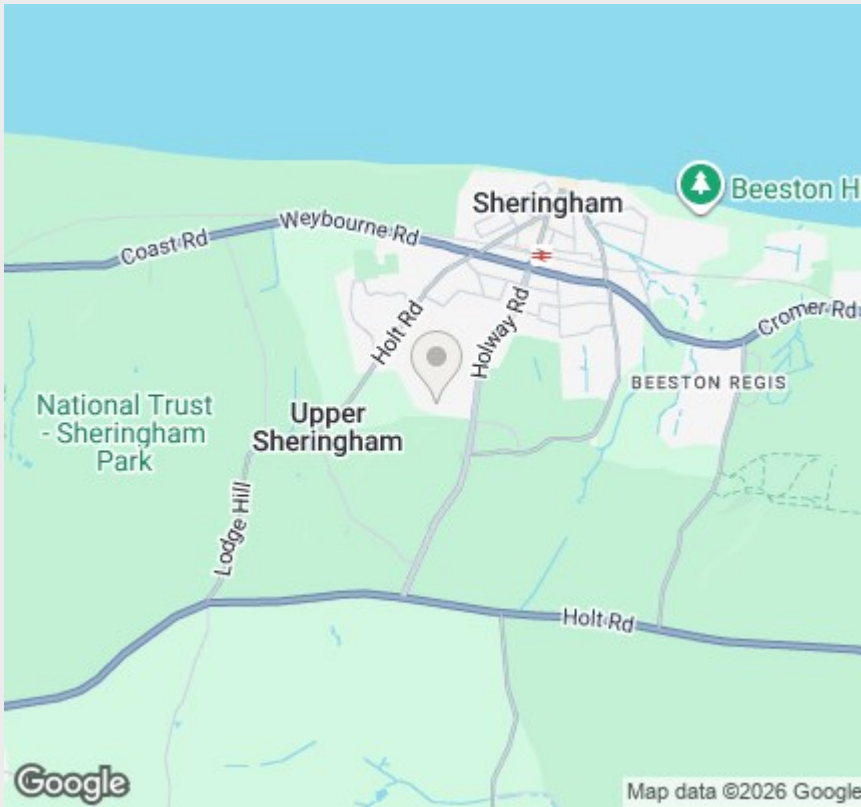
Please be aware that the marketing photographs for this property may have been taken before the start of the last tenancy and may have been taken using a wide angle lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please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

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 £275.76. 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.



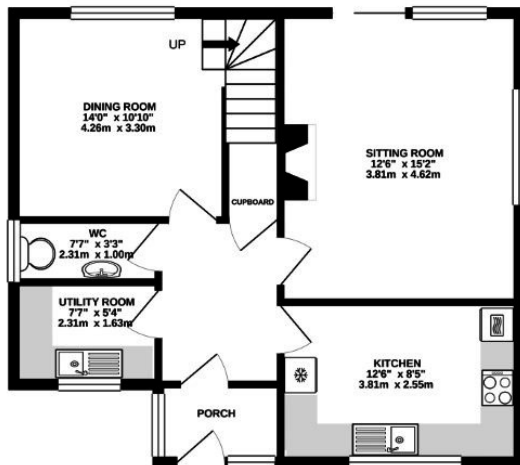
## Viewings

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

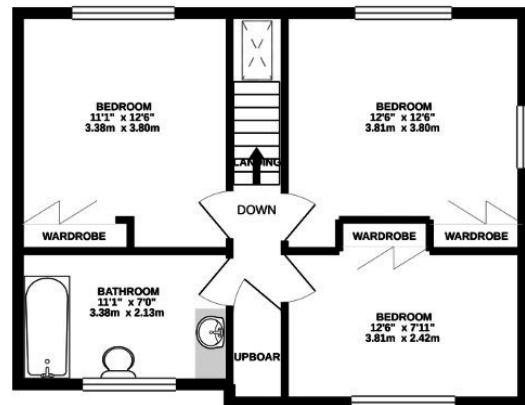
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	

**GROUND FLOOR**  
586 sq.ft. (54.4 sq.m.) approx.



**1ST FLOOR**  
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021

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.

