



TO LET

£1,150 PER CALENDAR MONTH

Acle Road, Near Acle, NR13 4EL

Arnolds | Keys



THE PROPERTY

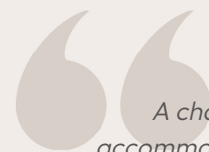
The Coach House Acle Road, Near Acle, NR13 4EL

Charming semi-detached cottage with garage and front garden, ideally situated just off the A47, providing excellent access to Acle, Great Yarmouth and Norwich.

Full of character and charm, the property offers a welcoming entrance hall, a cosy sitting room, and a spacious farmhouse-style kitchen complete with appliances. The ground floor also benefits from a shower room/cloakroom and a bright garden room. Upstairs, there are two generous double bedrooms and a jack and jill family bathroom.

Further benefits include oil-fired central heating, double glazing throughout, a garage and a front garden.

EPC Rating C. Council Tax Band C.



A charming semi-detached cottage offering characterful accommodation, a garage and garden, ideally positioned for easy access to Acle, Norwich and Great Yarmouth.



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THE DETAILS

Property Details

HALL ENTRANCE

Ceramic tiled flooring.

SITTING ROOM

Laminate flooring, window to front elevation, storage cupboard.

KITCHEN/BREAKFAST ROOM

Butler sink, dishwasher, electric oven with ceramic hob, fridge. Ceramic tiled floor. Range of base and wall units.

DOWNSTAIRS SHOWER/CLOAKROOM

Shower cubicle, WC and wash basin.

GARDEN ROOM

Ceramic tiled flooring, access to garage. UPVC double glazed windows.

FIRST FLOOR LANDING

Fitted carpet.

BATHROOM

Accessed from both bedrooms. White three piece suite. Vinyl flooring.

BEDROOM

Exposed beams, carpet, dual aspect.

BEDROOM

Exposed beams, carpet, window and skylight.

SINGLE GARAGE

Tumble drier, freezer and washing machine

TENANTS NOTES

The deposit for this property is £1,326.

EPC Rating C. Council Tax Band C - Broadland District Council.

Mains water and electric available or connected. Private drainage. 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 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.

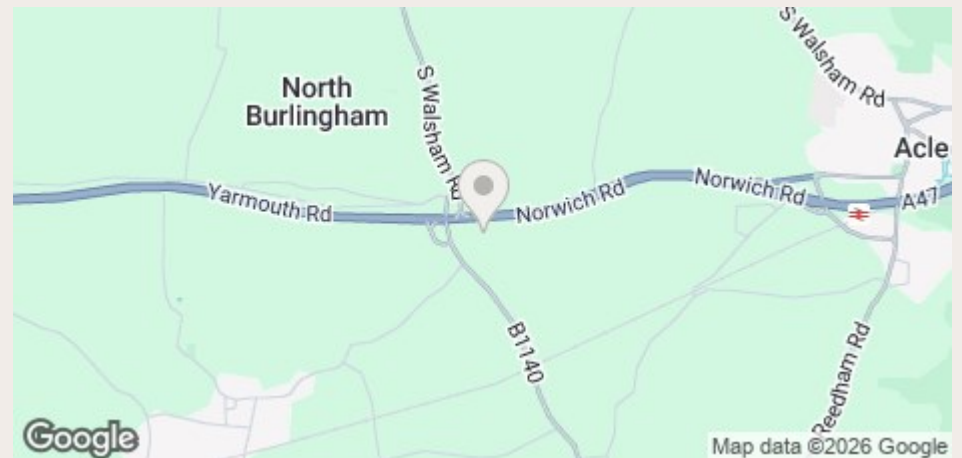
Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

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

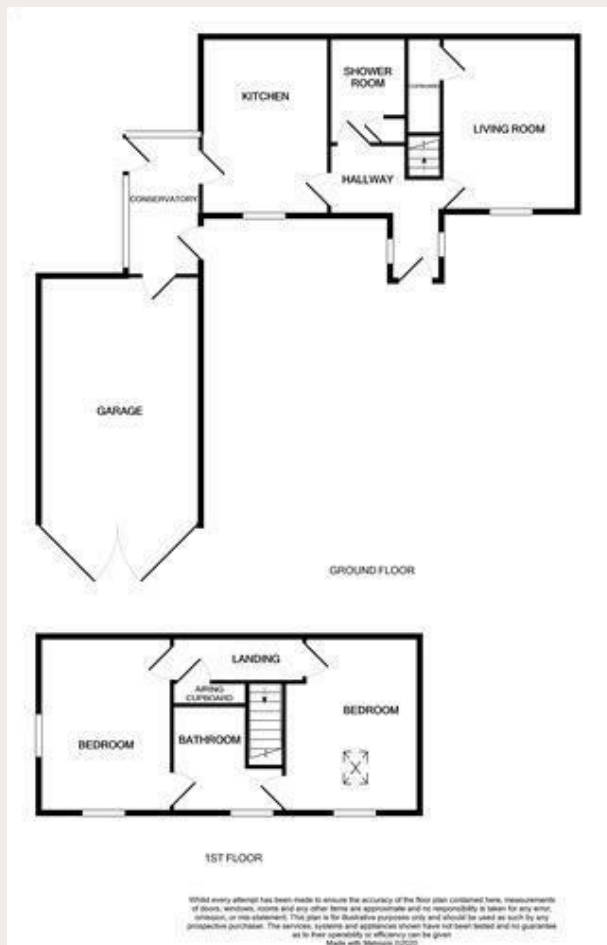
accept no responsibility for any error or omission in these marketing details.

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 £ 265.38. 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.



Location

Situated in a convenient location just off the A47, the property enjoys excellent transport links to Norwich, Great Yarmouth, and the Norfolk Broads. The nearby village of Acle provides a wide range of everyday amenities, including shops, schools, pubs and a railway station with direct links to Norwich. [what3words - variation.greyhound.travels](https://www.what3words.com/variation.greyhound.travels)



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC