



11 Back Pier Plain

Gorleston, Great Yarmouth, NR31 6PQ

£850 PCM



We are delighted to offer this beautifully presented semi-detached cottage. The property offers 2 bedrooms, a luxurious ground floor bathroom, gas central heating and UPVC double glazed windows. Within easy reach of award winning Gorleston beach and ideally situated for local pubs and restaurants.



Sitting Room 10'9" x 9'8" (3.3 x 2.95)

Composite entrance door with double glazed panels. Wood effect laminate floor. Radiator. Thermostat control for heating. Television point. Built-in storage cupboards and display recesses. Inset ceiling spotlights. UPVC double glazed window to front aspect.

Dining Room 9'3" x 7'4" (2.82 x 2.26)

Wood effect laminate floor. Radiator. Built-in storage cupboard and built-in under stairs storage cupboard. Display recesses. Door to stairs to first floor landing. Ceiling spotlights. UPVC double glazed window to rear aspect.

Kitchen 10'0" x 6'7" (3.05 x 2.01)

Wood effect worktops with cupboards and drawers below. One and a half bowl single drainer sink with mixer tap. Tiled splashback. Matching wall cupboards. Built-in fan assisted oven and grill. Inset four ring electric hob with an extractor hood above. Integrated fridge and freezer. Utility space below worktop with plumbing for washing machine and a further utility space below worktop for a condensing tumble dryer. Wood effect laminate floor. Inset ceiling spotlights. UPVC double glazed window to side aspect. UPVC door with double glazed panel to the rear garden.

Bathroom 6'6" x 5'4" (2 x 1.63)

Fully tiled walls and a white suite comprising panelled bath with mixer tap, shower attachment and a waterfall fitting above. Wash basin with waterfall mixer tap and cupboard below. WC with concealed cistern. Tiled floor. Towel radiator. Extractor. Inset ceiling spotlights. UPVC double glazed window to side aspect.

Landing

Loft access hatch to loft space with a gas fired combination boiler.

Bedroom 1 10'9" x 9'6" (3.3 x 2.9)

Radiator. Wood effect laminate floor. Television point. Built-in wardrobes and drawers. Inset ceiling spotlights. UPVC double glazed window to front aspect.

Bedroom 2 9'3" x 8'0" (2.84 x 2.44)

Radiator. Wood effect laminate floor. Inset ceiling spotlights. UPVC double glazed window to rear aspect.

Outside

A shared pathway beside the property leads to a gate to the rear garden which is bisected, enclosed by fencing and landscaped with slate border and an artificial lawn area with a raised timber decked area. External double plug socket and two outside cold water taps.

Council Tax

TBC - currently business rated

Additional Information

RENT

Rent is exclusive of electricity, gas (unless otherwise specified), Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

Disclaimer

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Area Map



Floor Plans



Energy Efficiency Graph

