



Copper Beech Cottage Main Road

Filby, Great Yarmouth, NR29 3HN

£950 PCM



Sitting in the grounds of Filby Hall, Aldreds are delighted to offer this newly renovated, Grade II listed, three bedroom house with oil central heating, communal parking and a communal courtyard. Two shower rooms. Open plan lounge/kitchen. One bedroom is on the ground floor



Entrance Hall

Window, entrance door

Lounge/Kitchen 19'1" x 12'9" (5.83 x 3.9)

Stairs to landing, two windows, two radiators, base & wall units with worktops, sink with drainer, electric hob, electric oven

Inner Hallway

Ground Floor Bedroom 9'7" x 7'4" (2.93 x 2.26)

Window, radiator

Ground Floor Shower Room 6'1" x 5'1" (1.86 x 1.55)

Shower in cubicle, hand basin, low level WC

Landing

Bedroom 1 12'11" x 9'8" (3.95 x 2.95)

Window, radiator, door to Jack & Jill shower room

Bedroom 2 13'0" max x 11'5" max (3.98 max x 3.5 max)

Window, radiator, door to Jack & Jill shower room

Shower Room 7'10" x 7'0" (2.4 x 2.14)

Shower, hand basin, low level WC, window

Outside

Communal courtyard, communal parking

Council Tax

Band B

Services

Mains water, electricity, drainage

Additional Info

RENT

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

TENANCY

6 Months Assured Shorthold.

TERMS

NO SMOKING

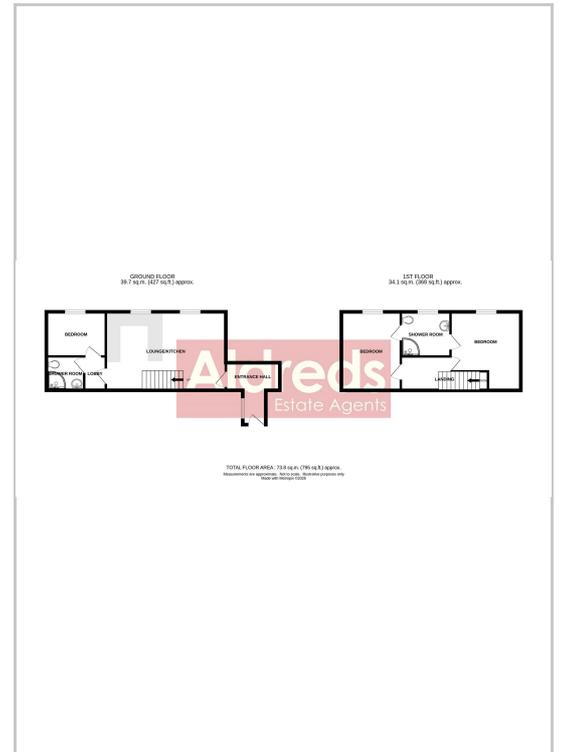
ADDITIONAL INFO

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.

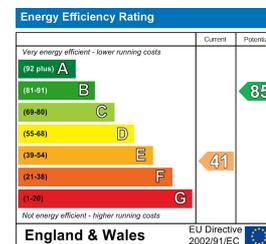
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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