

Aldreds
Lettings



20 Exmouth Road, Great Yarmouth, NR30 3DN

£950 PCM



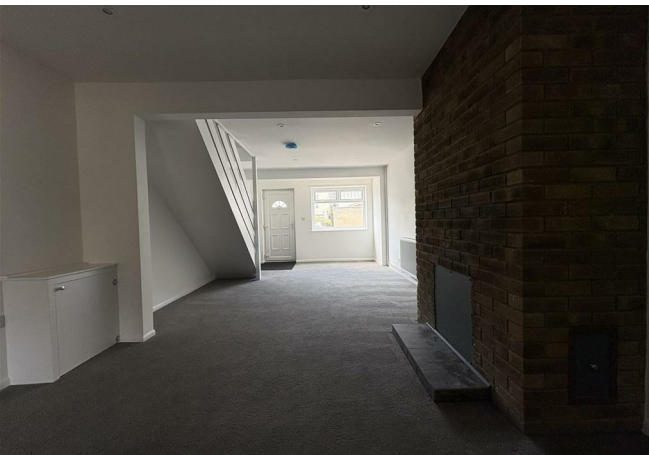


20 Exmouth Road

, Great Yarmouth, NR30 3DN

- Deceptively Spacious Extended Mid Terraced House
- Quality Fitted Kitchen
- Three First Floor Bedrooms
- Convenient For Local Amenities & Herring Bridge
- Refurbished To A High Standard
- New Bathroom With White Suite
- Gas Central Heating
- Available Now!!

A deceptively spacious, and recently refurbished, three bedroom mid terrace property, situated in this sought after residential location. The accommodation includes an extended, open plan, living/dining room, superb fitted kitchen, rear lobby, recently installed family bathroom and three first floor bedrooms. The property has been renovated to a high standard and is available NOW!!



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Open Plan Lounge/Dining Room 25'5" x 12'2" (7.75 x 3.73)

A spacious, open plan Living/Dining Room with stairs rising to first floor landing, double glazed window to front aspect, pvc entrance door and door to the kitchen.

Kitchen 11'7" x 10'5" (3.55 x 3.20)

A very nicely fitted kitchen with a good ranger of wall and base level storage units with work surfaces over, extractor fan, double glazed window to the rear aspect, plumbing for washing machine, wood effect flooring, door to the rear lobby.

Rear Lobby

Part double glazed rear entrance door and door to the bathroom

Bathroom 6'3" x 5'6" (1.92 x 1.68)

A very nicely fitted family bathroom with three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap/shower attachment over, mermaid board splashbacks and double glazed window to the side aspect.



First Floor Landing

With doors off to all first floor rooms.

Bedroom 1 11'7" x 8'10" (3.54 x 2.71)

Double glazed window to front aspect, radiator and cupboard housing the gas central heating boiler.

Bedroom 2 9'11" (max) x 8'11" (max) (3.03 (max) x 2.73 (max))

Double glazed window to rear and radiator.

Bedroom 3 10'6" x 5'1" (3.21 x 1.55)

Double glazed window to side and radiator.

Outside

To the front of the property is a forecourt. To the rear is a small courtyard with a gate leading on to a rear service road.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Additional Information

RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

Directions



TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

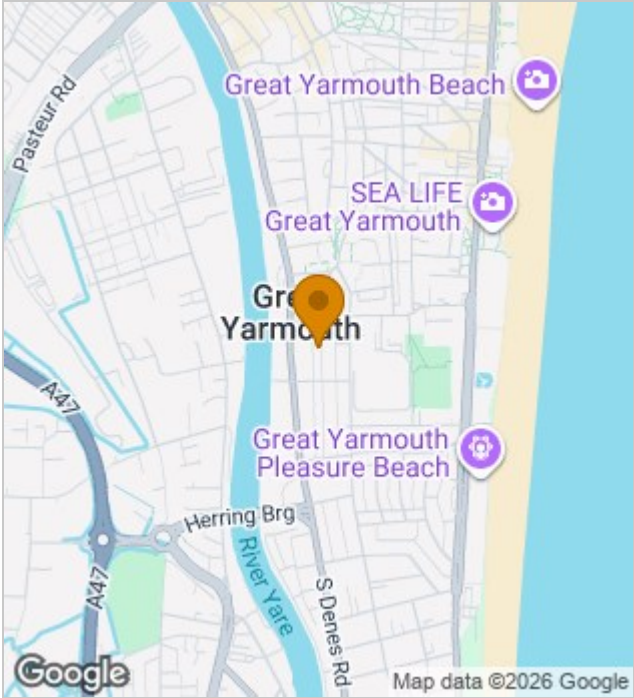
ADDITIONAL INFO

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.

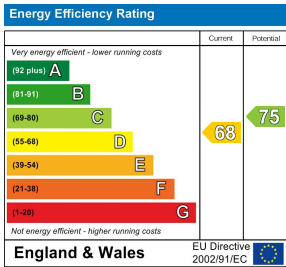
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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