



18 Seafields Drive, Hopton, Great Yarmouth, NR31 9TS

£1,295 PCM





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Hopton, Great Yarmouth, NR31 9TS

- Three Bedroom Detached House
- Conservatory
- Garage & Parking
- Newly Decorated
- Two Bathrooms
- Gas Central Heating / Double Glazing
- Garden
- Re-carpeted

Aldreds Lettings are delighted to offer this simply immaculate, redecorated and re-carpeted three bedroom detached family house situated in this sought after residential location. The accommodation comprises of an entrance hall, downstairs cloakroom, large living room, separate dining room, conservatory, re-fitted kitchen, utility room, master bedroom with en-suite shower room, two further bedrooms, bathroom with shower over the bath, private enclosed garden, garage and drive, gas central heating, double glazing, EPC Rating C, Council Tax Band C, UNFURNISHED



Entrance Hall

Part glazed front door to entrance porch, leading to entrance hall. Quality hard flooring, inset spot lights, radiator, stairs to first floor.

Downstairs Cloakroom

Suite in white comprising WC and wash basin. Laminate floor, radiator.

Living Room 16'4" x 10'5" (5 x 3.2)

Large living room, big front aspect window, glazed doors to conservatory, TV / BT points, radiator.

Conservatory 9'2" x 8'2" (2.8 x 2.5)

Quality conservatory, views over the garden, tiled floor, doors to garden.

Dining Room 10'2" x 9'2" (3.1 x 2.8)

Separate dining room, front aspect window, quality hard flooring, radiator, door to kitchen.



Directions

Kitchen 9'10" x 9'2" (3 x 2.8)

Superb, refitted kitchen with ample storage and work surface. Appliances include electric cooker and hob. Space and plumbing for additional appliances. Arch to utility room.

Utility Room 6'10" x 5'2" (2.1 x 1.6)

Separate utility room with additional storage and work surface. Space and plumbing for appliances, door to garden.

Bedroom 1 10'9" x 9'2" (3.3 x 2.8)

Master bedroom, rear aspect window, two built in double wardrobes, door to en-suite shower room. TV point, radiator.

Bedroom 1 en-suite

Suite in white comprising shower cubicle, WC and wash basin, Frosted window, radiator.

Bedroom 2 9'10" x 9'6" (3 x 2.9)

Double bedroom, front aspect window, built in double wardrobe, radiator.

Bedroom 3 10'5" x 6'10" (3.2 x 2.1)

Good sized single bedroom, rear aspect window overlooking the garden, built in wardrobe, radiator.



Bathroom

Modern white suite comprising bath with shower over, WC and wash basin.

Frosted window, radiator.

Garden

Fully enclosed private garden, mainly laid to lawn with patio area.

Garage & Parking

Single garage with up & over door. Driveway parking space. Unrestricted on street parking.

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

6 Months Assured Shorthold.

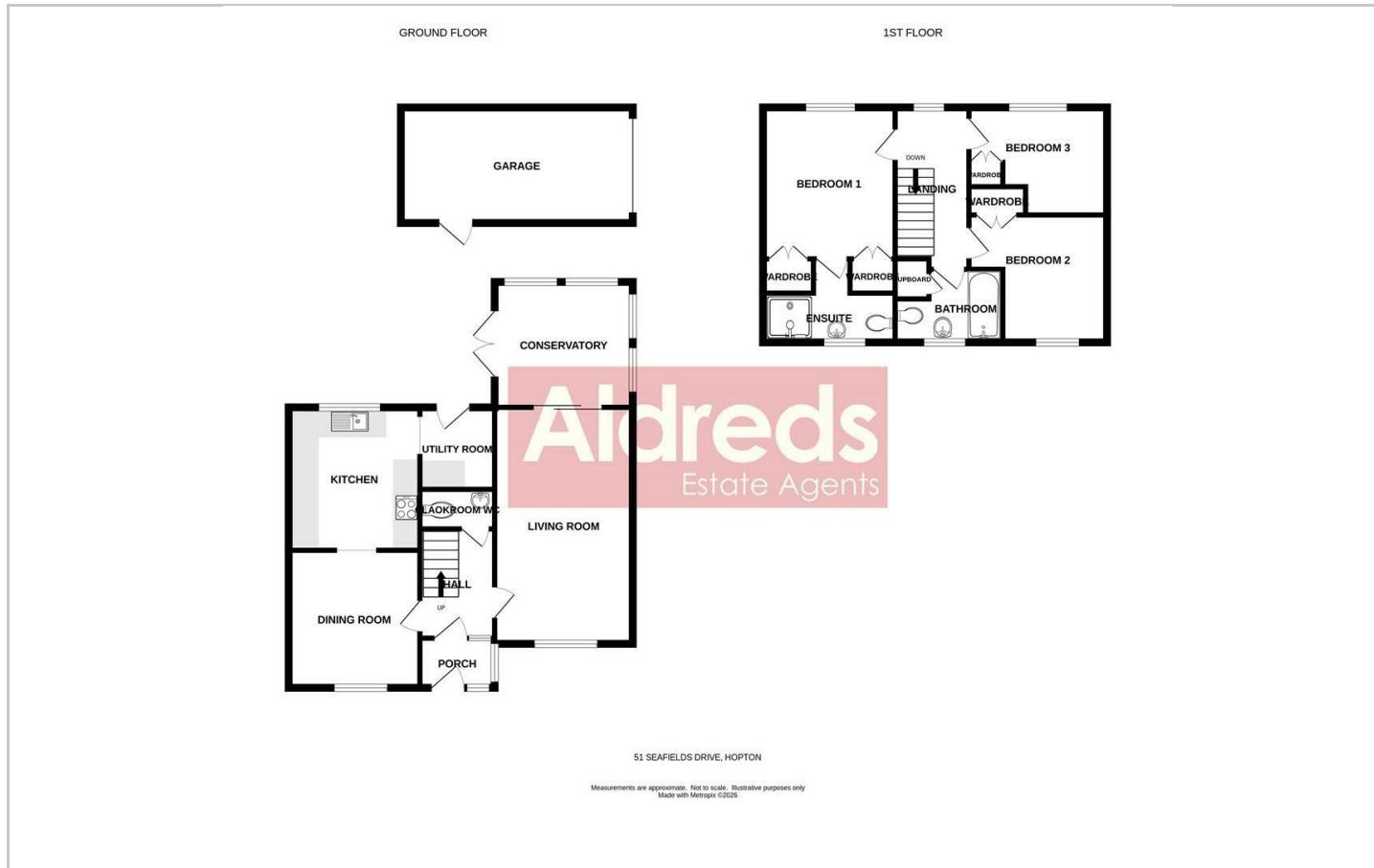
TERMS

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.

Floor Plans



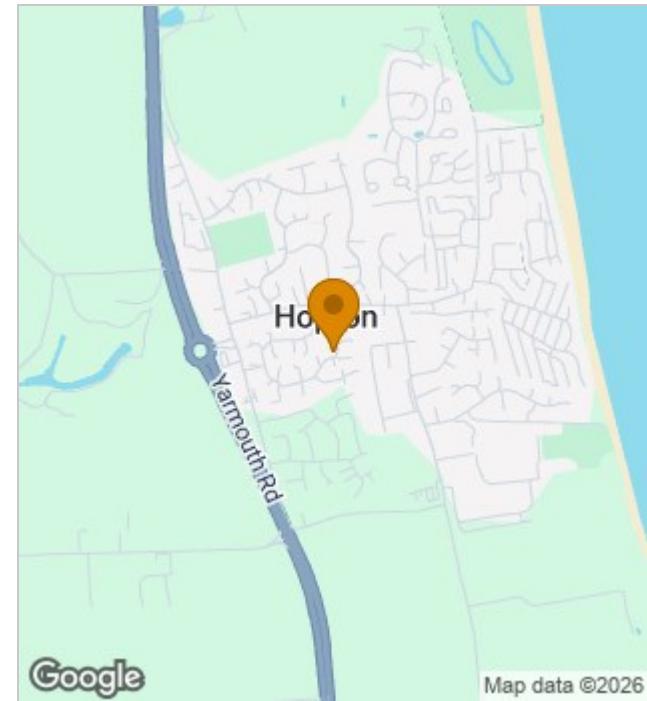
Viewing

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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

