



£925 Per Month

8 Watling Close, Caister-On-Sea, Great Yarmouth, NR30 5XH



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A very well presented and much improved two bedroom terrace property situated in the highly sought after residential area of Caister-On-Sea, close to a wide range of local facilities and services. The property is offered in lovely condition, with accommodation comprising entrance hall, nicely fitted kitchen, spacious open plan living/dining room, first floor landing, two good size bedrooms and a family bathroom with bath and shower over. In addition, there is an enclosed rear garden and two allocated off road parking spaces to the rear of the property. Available early June!!

### Entrance Hall

Entered via a double glazed door, laminate wooden flooring, radiator, built in cupboard, wall mounted fusebox and doors to both the kitchen and living/dining room.

### Kitchen

7'6" x 6'11" (2.31 x 2.13)

A very nicely fitted kitchen with a good range of wall and base level storage units with work surfaces over, inset stainless steel sink unit with mixer tap over, plumbing for washing machine, double glazed window to the front aspect, integrated stainless steel oven with four ring halogen hob over, wall mounted gas central heating boiler and space for fridge/freezer.

### Living/Dining Room

17'7" x 13'1" (5.38 x 4.00)

A spacious living/dining room with stairs rising to the first floor landing, radiator with radiator cover, double glazed window to the rear aspect, double glazed French Doors giving access to the rear garden and wall mounted central heating thermostat control.

### First Floor Landing

With doors off to both bedrooms and bathroom.

### Bedroom One

11'5" x 9'4" (3.50 x 2.87)

With double glazed window to the rear aspect and radiator.

### Bedroom Two

12'11" x 7'1" (3.94 x 2.17)

With a double glazed window to the front aspect and radiator.

### Bathroom

Having a nicely fitted three piece white suite comprising low level WC, wash hand basin with storage cupboard under and panelled bath with shower over and glass shower screen, tiled splashbacks, tiled floor, extractor fan and access to the roof space.

### Outside

The property benefits from an enclosed rear garden with paved patio area, wooden fenced borders, wooden shed and a paved pathway to the rear gate, which in turn gives access to a communal parking area, where the property has two allocated parking spaces. The front is laid to shingle, with low level brick walls, outside meter boxes, outside light and path to the front door.

### Council Tax and Services

Council Tax Band- B

### Additional Information

RENT

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

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

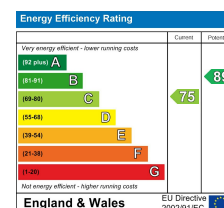
ADDITIONAL INFO

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.

## Rent Payments

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Additional 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 tenants should check with their providers that the broadband and mobile phone coverage they would require is available.

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