



**brittons**

**Hayfield Road, North Wootton, King's Lynn**

- THREE BEDROOM HOUSE
- LARGE KITCHEN/DINER
- GARAGE
- GARDENS

**£995 pcm**

Deposit: £1,380

Council Tax Band: B

Type: Unfurnished

Property Reference: 10219

Landlord Requirement: No smokers



Brittons are pleased to offer THREE BEDROOM SEMI-DETACHED HOUSE with garage and garden located in a small Cul de Sac in North Wootton. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising entrance porch, lounge, open plan kitchen/diner on the ground floor with three bedrooms and bathroom on the first floor. Outside offers single garage, front and rear gardens. VIRTUAL TOUR AVAILABLE. EPC C.

**FEES TO TENANTS-**

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.

Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.

More details on other possible tenant default charges are available on request or visit- [www.brittons.net/pages/tenants](http://www.brittons.net/pages/tenants). All details are in line with the Tenant Fee Act 2019.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		



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These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.