



1 New Cottages, Saxthorpe

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Independent Estate Agents

Pointens

1 New Cottages, Saxthorpe, Norfolk NR

£1095 per calendar

The Property

The property offered for rent is a very spacious three bedroom semi detached house situated in a semi-rural location. The property has been fully refurbished and will offer extremely well appointed spacious accommodation comprising an entrance hall, a well fitted out kitchen/diner, a sitting room with an open fireplace, a utility room and a shower room. A first floor landing leads to three double bedrooms and a well fitted out bathroom. The property also enjoys the benefit of UPVC double glazing and modern oil fired central heating throughout. Outside, there is ample off street parking and a large rear garden with open views.

Location

Saxthorpe lies on the north side of the river Bure and merges with Corpusty on the south side. There is a shop with post office here as well as a primary school and a public house. Public footpaths run through the river meadows and the National Trust parkland at nearby Blickling and Wolterton. The popular market towns of Aylsham and Holt are approximately five miles away. Both towns offer an extensive range of amenities. The centre of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public Schools. The North Norfolk coastline is about nine miles away with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over fifteen miles distant from where there is a fast rail service to London Liverpool Street.

Directions

Leave Holt via the B1149 Norwich Road. Proceed through the village of Edgefield and after around 3 miles turn right sign posted Little London. At the next cross roads proceed straight over and the property will then be found on the left hand side.

The accommodation comprises:

Entrance Hall

Staircase to first floor.

Sitting Room (17'3 x 11'4, double aspect)

Open fireplace housing a wood burner. Two radiators. Wooden flooring. Television point.

Kitchen (17'2 x 9'8, double aspect)

Range of fitted base units with work surfaces over. Fitted electric oven, surface hob and extractor fan. Tiled splashbacks, range of matching wall units. Understairs cupboard. Radiator.

Utility Room (9'5 x 9')

Radiator. Plumbing for automatic washing machine. Tiled floor.

Shower Room

Tiled shower cubicle with fitted shower. WC. Pedestal washbasin. Radiator. Half tiled walls and tiled floor.

First Floor

Landing

Radiator. Wooden flooring.

Bedroom One (16'2 x 9'3, double aspect)

Two radiators.

Bedroom Two (13'2 x 9'9)

Radiator.

Bedroom Three (11'4 x 8'6)

Fitted cupboard. Radiator.

Bathroom

WC. Pedestal washbasin. Panelled bath with mixer tap and shower attachment. Shower screen. Radiator.

Curtilage

To the front of the property there is a shingled off street parking area and a front garden. To the rear of the property there is a large garden which is presently laid to grass, there is a modern plastic oil tank and a wooden workshop.

General Information

Rent: £1095 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1263 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, employment and present or previous landlord. We also carry out a credit check.

Fees: There will be a £250 holding deposit, this will be refunded from the first month's rent.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will be considered.

Availability: This property is available from the 1st November 2023

Term of tenancy: 12 months.

Local Authority: North Norfolk District Council, 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Ref: H313038L

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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