

Lowestoft 01 502 733399

Gorleston 01 493 658854

**£1,500 pcm**



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## Church Lane, Wheatacre, Suffolk, NR34

- BEAUTIFULLY PRESENTED FARMHOUSE
- CENTRALLY HEATED THROUGHOUT
- PLENTY OF PARKING
- EPC BAND E
- FARMHOUSE STYLE KITCHEN
- HUGE GARDENS INCLUDING DUCK POND
- SELECTION OF OUTBUILDINGS
- PEACEFUL RURAL SETTING
- TWO RECEPTION ROOMS
- AVAILABLE JAN/FEB 2023

**BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED**

## GROUND FLOOR

### Entrance Hall

Enter through the hardwood front door into the Hallway. Two sash windows allow plenty of daylight in, the carpeted staircase leads you up to all first-floor rooms and doors lead off to the Dining Room and ...

### Living Room 12' 7" x 11' 6" (3.83m x 3.50m)

This cosy Lounge features a bay fronted sash window to front Garden views, feature fireplace, fitted carpet and radiator.

### Dining Room 11' 6" x 12' 7" (3.50m x 3.83m)

Like the lounge, the Dining Room also features a bay sash window, radiator feature fireplace and vinyl floor covering.

### Kitchen 13' 6" x 8' 8" (4.11m x 2.63m)

Located centrally, the 'farmhouse' style Kitchen features a range of base units to three walls complete with contemporary white flat doors and a butcher block style worktop over. Integrated appliances include a ceramic hob with extractor over and oven below and your stainless steel sink is located under the window. There's a vinyl floor covering and doors lead off to the Lobby, Rear Porch and Walk-in Pantry.

### Rear Lobby 9' 3" x 5' 0" (2.81m x 1.53m)

This handy room features a radiator, vinyl flooring and uPVC sealed unit double glazed french doors leading outside.

### Cloakroom WC 8' 10" x 3' 4" (2.70m x 1.01m)

Essential for the family is the downstairs loo which features a low-level WC, vanity wash hand basin and opaque window. Vinyl is laid to floor and radiator also included.

### Rear Porch 13' 1" x 5' 10" (4.00m x 1.78m)

Your rear entrance is the perfect place to hang up your coat and kick off your shoes. Ceramic tiling is laid to floor, there's a uPVC double glazed window and another door leads you in to your ...

### Utility Room 9' 5" x 7' 9" (2.86m x 2.35m)

This room features a butler sink, oil central heating boiler and ample space and plumbing for your automatic washing machine.

## FIRST FLOOR

### Bedroom 1 12' 6" x 11' 6" (3.82m x 3.50m)

A window looks over the front Garden, a sumptuous carpet fitted and radiator included plus large 'over-stair' cupboard/wardrobe also features.

### Bedroom 2 12' 6" x 11' 6" (3.80m x 3.50m)

Similar to Bed 1, window to front aspect, fitted carpet and radiator.

### Bedroom 3 9' 5" x 8' 7" (2.87m x 2.62m)

Located to the rear includes a fitted carpet, radiator and window to rear Garden views.

### Family Bathroom 10' 2" x 5' 5" (3.11m x 1.66m)

A suite comprising of a panel bath with shower over, vanity wash hand basin and low level WC. There's also a vinyl floor covering, radiator and your Airing Cupboard is housed here.

### Bedroom 4 9' 0" x 8' 9" (2.74m x 2.67m)

The smallest of the four is still a good size double and features a window to rear aspect, fitted carpet and radiator.

## OUTSIDE

### Gardens

As you are located in a rural community, you will enter the property up the long Driveway passing a lawned area which includes a duckpond. A large yard provides excellent parking for your vehicles and various outbuildings including the central heating oil tank, timber Garage / Shed / Workshop allow for excellent storage. Your rear Garden is laid to lawn with an abundance of trees.

### Council Tax

East Suffolk Band E

### TERMS OF TENANCY

**TENANCY:** The property is offered on an assured shorthold letting agreement for a period of six months thereafter to continue on a month to month basis.  
**RENT:** ?1,500 per month payable in advance. Tenant to pay for electricity, gas (if appropriate), council tax, water and sewage rates, telephone (if appropriate).  
**DEPOSIT:** In addition to paying the rent, the tenants are required to place a sum of ?1,600 deposit with One Estates to be held by Tenancy Deposit Protection throughout the duration of the tenancy. On vacation, the deposit will be returned less any deduction from shortages of rent, damage or any items missing from

the inventory. **OCCUPATION:** Applications for tenancy are subject to the approval of the owners of the property. Applications will be forwarded by One Estates, for approval, together with references received. **SUMMARY OF MONIES REQUIRED TO COMMENCE TENANCY:** First months rent in advance ?1,500 Deposit ?1,600 Total: ?3,100 **HOLDING DEPOSIT:** In order to secure a property and remove it from the market while One Lets completes your application and obtains your references, a Holding Deposit equivalent of one weeks rent (?250.00) will be payable to One Lets before the application can be completed. Listed below are grounds on which the holding deposit is not refundable: 1. If you the tenant pulls out of the tenancy before the contracts are signed. 2. If you the tenant fails a Right to Rent check. 3. If you the tenant provides false or misleading information - this does not mean failing referencing. If you the tenant provides completely accurate information, but still fails referencing, that will be classed as the landlord or agent pulling out. However, if you have actively provided false information and we can prove you have, we can withhold the holding deposit. 4. If you the tenant doesn't enter the agreement by the deadline. 5. If you the tenant are dragging your feet and not responding to emails, not giving the referencing agency what they need for longer than 15 days, you will also forfeit your holding deposit and the property will be re-advertised. **HOW TO RENT GUIDE:** This is a Government Checklist for renting in England. It contains useful information and when renting a property, we would recommend you downloading this document from their website and reading through this, you will find it very useful. We are compliant with all the legislation within this document. **VIEWING:** The property may be viewed by contacting One Lets, Beacon Innovation Centre, Gorleston, Norfolk, NR31 7RA. Telephone: 01493 658854. N.B. If payment is made by cheque, time must be allowed for clearance before occupation can commence.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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## A DELIGHTFUL COUNTRY RESIDENCE set in BEAUTIFUL GARDENS with FARMLAND VIEWS

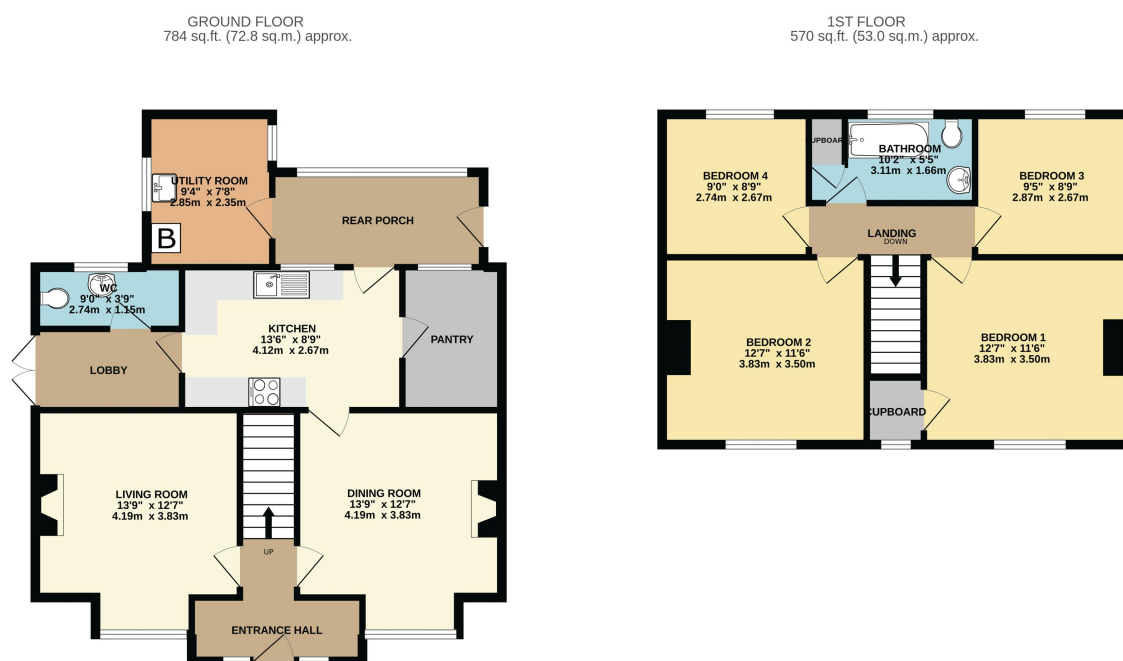
We are delighted to offer for rent this former Farmhouse located right in the heart of the beautiful Suffolk countryside. Situated in a stunning rural setting, with a lovely garden with plenty of character, this beautiful Farmhouse has a fusion of traditional, mixed with modern and contemporary styling. Your accommodation comprises of a Lounge, Dining Room, country Kitchen with walk-in Pantry, Utility Room and rear Porch on the ground floor, while upstairs, four good size Bedrooms and family Bathroom. Outside, there's a Driveway and yard, plus huge Gardens including a pond, timber sheds and storage buildings. **\*\*ENJOY LIFE IN THE COUNTRY in this BEATIFUL FARMHOUSE\*\***

### LOCATION AND AMENITIES

The small hamlet of Wheatacre is located not far from the beautiful Suffolk market town of Beccles famous for its eclectic selection of retail shops, excellent restaurants and riverside. You are right in the heart of the stunning Suffolk Countryside, however the hustle and bustle of the seaside towns of Great Yarmouth and Lowestoft are less than 10 miles away, famous for their glorious sandy beaches.

**Contact:** The 'ONE LETS' Team | **Phone** 01502 733399 | **Email:** [info@one-estates.co.uk](mailto:info@one-estates.co.uk)

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CHURCH FARM, WHEATACRE

TOTAL FLOOR AREA: 1354 sq.ft. (125.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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