



'Swifts' West Runton

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THE PROPERTY

'Swifts' is an appealing detached three bedroom bungalow situated in well tended and private grounds and is in a superb location away from all busy roads. It enjoys what can only be described as, a magical location, being surrounded by picturesque and mature woodland with thriving wildlife and close to the National Trust woodland of West Runton and Beeston Heath with their extensive public footpaths.

LOCATION

West Runton is an attractive and popular village on the North Norfolk coast nestling between the National Trust woodland of Roman Camp and the sea and only 2 miles from the coastal town of Sheringham with all the amenities it has to offer. This thriving village has good shopping facilities for day to day needs as well as restaurants, a post office, The Links Hotel and Golf Club, a church and its own popular beach. The village has good transport links with a regular bus service along the A149 to the nearby towns and on to Norwich. The village also has its own train station. Nearby Sheringham has a wealth of amenities including schools for all ages, a doctors, dentists, library, theatre, leisure centre, supermarket and many boutiques and shops offering a wide variety of goods and services. Around 8 miles away is the Georgian market town of Holt. 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 School.

DIRECTIONS

From the A149 coast road in West Runton turn on to Station Road, signposted Shire Horse Sanctuary and Railway Station. Proceed over the railway bridge, pass the station and The Links Hotel and Golf Club. After around 1/4 mile turn right into Renwick Park. Follow this road for a short distance and take the right fork in Renwick Park West. Swifts will then be found on the left hand side after around 100 yards.

Accommodation

The accommodation comprises:

UPVC front door, leading to -

Entrance Hall

Radiator. Built in coats cupboard. Airing cupboard housing gas fired boiler for central heating and domestic hot water.

Sitting Room (17' x 15', double aspect)

Two radiators. Open fireplace (flue still in situ but currently covered over) with mantel over. Extensive range of fitted cupboards and shelving. Two television points.

Kitchen (11'10 x 9'10)

Extensive range of fitted Shaker style base units with working surfaces over. Inset single drainer sink with mixer tap. Electric surface hob, electric oven. Integrated fridge/freezer. Integrated washing machine. Radiator. Tiled splashbacks. Range of matching wall units. Door to outside.

Bedroom One (14'10 x 11'6)

Radiator. Built in wardrobe. Television point..

Bedroom Two (12' x 10')

Radiator. Built in wardrobe.

Bedroom Three/Dining Room

Radiator

Bathroom

Contemporary style suite comprising large walk in shower cubicle, shower, WC., vanity unit with basin over and mixer tap. Radiator.

Cloakroom

WC. Vanity unit with basin and mixer tap.

Curtilage

The property is approached over a driveway leading to a brick built garage (18' x 9') with electric roller door, electric power and light. To the front of the bungalow there is a well tended front garden which is mainly laid to lawn with inset flower and shrub beds. There are gates to either side of the bungalow which lead to the extremely private rear garden which is mostly laid to lawn together with a patio area, extensively well tended flower and shrub beds and a summer house, all being enclosed by wooden panelled fencing.

General Information

Rent: £1300 per calendar month, payable in advance.

Type of Let: Unfurnished assured short hold tenancy.

Damage Deposit: £1500 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: D

Energy Performance Certificate Band: C

Local Authority: North Norfolk District Council, tel: 01263 513811.

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

Fees: There will be a holding deposit of £300 the equivalent of one week's rent, which 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:

Term and length of tenancy: Unfurnished assured short hold tenancy, 12 months.

Viewings: Through the agents, Pointens Estate Agents, tel: 01263 711880.

Ref: H31214L

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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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