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Gorleston 01493 658854

£1,000 pcm



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14 Meadow Road Oulton Village, NR32 3AZ

- REFURBISHED THROUGHOUT
- TWO DOUBLE BEDROOMS
- EPC C
- CUL-DE-SAC IN VILLAGE NEIGHBOURHOOD
- OPEN PLAN KITCHEN DINER
- NEW FLOOR COVERINGS
- HARDSTANDING FOR CARAVAN
- PLEASANT GARDENS
- READY FOR IMMEDIATE POSSESSION
- DOUBLE GLAZED THROUGHOUT

BASIC TO BOUTIQUE, 'ONE' HAS IT COVERED

ACCOMMODATION

Entrance Porch 6' 9" x 5' 5" (2.07m x 1.66m)

Walk to the right side of the Bungalow and you will reach your modern part-glazed front door and enter into the Porch. This is a handy room to hang up your coat, kick off your shoes while another door leads you in to your ...

Hall

Your inner Hallway has been freshly decorated and features a brand new fitted carpet, radiator and doors lead off to both Bedrooms, Bathroom and ...

Kitchen Diner 15' 1" x 10' 11" (4.59m x 3.34m) narrowing to 2.86m

Located centrally, your Dining Kitchen is the hub of your home. On the Kitchen side, a range of base and wall units are fitted to three walls with beech shaker style doors and drawers with a black roll edged worktop over. A one-and-a-half bowl stainless steel sink with mixer tap is located under your uPVC sealed unit double glazed window, there's a vinyl floor covering, a brand new Hotpoint double cooker and ample space is provided for your automatic washing machine, fridge freezer and your combi boiler is housed here too. The room has been freshly decorated in white.

On the dining side, again freshly decorated, there is ample space for your dining suite plus a further uPVC sealed unit double glazed window to side garden views which also allows an abundance of natural daylight in, there's also a radiator and brand new fitted carpet.

Lounge 15' 1" x 11' 11" (4.59m x 3.64m)

A beautiful light and bright Living Room with wonderful views into your rear Garden through the uPVC sealed unit double glazed sliding patio doors. A further double glazed window attracting plenty of daylight. Freshly plastered and decorated in white with a brand new fitted carpet and two radiators also feature.

Bathroom 8' 1" x 5' 5" (2.47m x 1.65m)

Fully tiled in a modern contemporary manner, your bathroom features a suite comprising of a panel bath with shower and screen over, pedestal sink and low level WC. There's also a chrome heated towel rail radiator, opaque uPVC sealed unit double glazed window and wood effect vinyl floor covering.

Bedroom 1 11' 3" x 10' 0" (3.43m x 3.05m)

Located to the front part of the bungalow, Bedroom one features a uPVC sealed unit double glazed window, it is freshly decorated and features a new fitted carpet and radiator.

Bedroom 2 10' 5" x 10' 0" (3.17m x 3.05m)

The smallest of the two is still a good size double also features a uPVC sealed unit double glazed window, brand new fitted carpet, radiator and also freshly decorated.

Council Tax

East Suffolk Band C

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: £1,000 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 £1,100 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 | £1,000 |
| Deposit | £1,100 |
| Total: | £2,200 |

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.

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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BEAUTIFULLY REFURBISHED DETACHED BUNGALOW IN TUCKED AWAY LOCATION

We are delighted to offer for rent this lovely bungalow set in pleasant Gardens at the end of the cul-de-sac of meadow Road. Every room has undergone a major makeover, freshly decorated in white with some freshly plastered walls and new floor coverings throughout... your accommodation comprises of an Entrance Porch, Large Lounge, Kitchen Diner, Bathroom and two double Bedrooms. Complete with the creature comforts of gas central heating and uPVC double glazing, there's also a Driveway with extra caravan or motorhome storage and private side and rear Gardens.

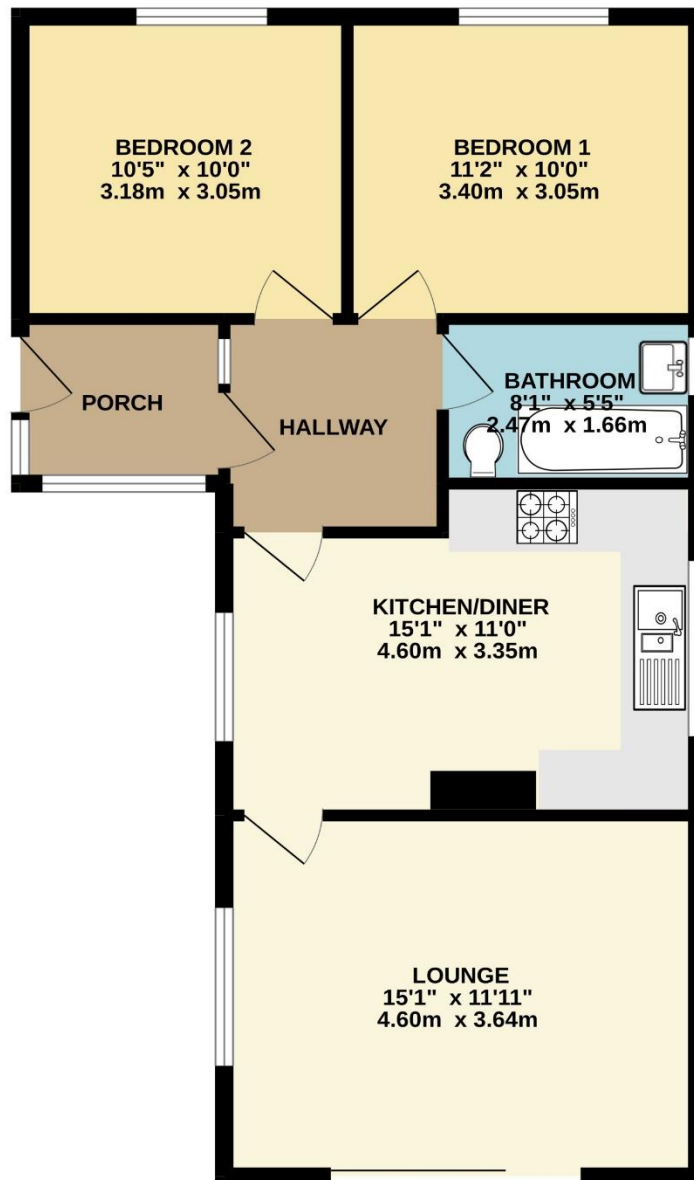
AVAILABLE FOR IMMEDIATE POSESSION

LOCATION AND AMENITIES

Meadow Road is a quiet Cul-De-Sac just off Oulton Street which is a very sought after and popular neighbourhood set to the north of Lowestoft. Almost rural, the beautiful Suffolk countryside is yards away, however still convenient for a range of local amenities such as farm shops, a very good pub/restaurant, a two Superstores only a couple of miles away and the bustling seaside town of Lowestoft only about three of miles down the road. The very attractive Oulton Broad with Nicolas Everitt Park, lovely broad and range of restaurants and railway station.

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

Contact: The 'One lets' Team | Mobile: 01502 733399 | Email: info@one-estates.co.uk



14 MEADOW ROAD, OULTON

TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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