



8 Regents Close, Holt

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The Property

The property offered for let is a well appointed detached two bedroom bungalow situated in a quiet close within this much favoured North Norfolk town. The property offers accommodation comprising an entrance porch, an entrance hall, a sitting room, a well fitted out kitchen, two good size bedrooms, a wet room and a conservatory. The bungalow enjoys the benefit of gas fired central heating and UPVC sealed unit windows and doors throughout. Outside, there is ample off street parking, an easily managed garden and a brick built garage.

Location

The town of Holt was first mentioned in the Domesday Book(1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture found in the town today. The centre of the town comprises mainly individual shops and businesses where a friendly and personal service still remains. The North Norfolk coastline is about four miles distant with Salt-house, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

Directions

From Holt High Street proceed into Norwich Road. At the roundabout proceed straight over. Upon passing the police station and fire station turn left into Edinburgh Road.....

Accommodation

The accommodation comprises:

Front door, leading to -

UPVC Entrance Porch

Door to -

Entrance Hall

Fitted coats cupboard. Radiator and shelved airing cupboard.

Sitting Room (16'8 x 10'2)

Wall mounted electric fire, television point. Radiator. Serving hatch to kitchen, double doors leading to the front of the property.

Kitchen (10'2 x 9'10)

Range of fitted base units with working surfaces over. Fitted dishwasher, washing machine, fridge/freezer, electric oven with gas hob over and extractor hood. Inset single drainer sink unit with mixer tap. Wall mounted television, heated towel rail. Tiled splashbacks, range of matching wall units. Wall mounted gas fired boiler for central heating and domestic hot water. Tiled floor.

Bedroom One (13'9 x 9')

Extensive range of fitted bedroom furniture and storage. Radiator.

Bedroom Two (10'7 x 9'10)

Radiator, television point.

UPVC Conservatory (9' x 8'6)

Electric heater, double doors leading to the rear garden.

Wet Room

Fitted shower, two shower heads, vanity unit with basin over. W.C. with vanity unit. Heated towel rail. Fully tiled walls.

Curtilage

There is brick weave off street parking to the front of the property and a further driveway to the rear where there is a brick built garage (17' x 9') with up and over door, electric power and light. To the rear of the bungalow is an enclosed garden area which is mostly laid to lawn together with a patio area and a small summerhouse.

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

General Information

Rent: £925 per calendar month payable in advance.

Damages Deposit: £1067.00 refunded at the end of the tenancy if no claim is justified.

Council Tax Band: C

Services: Water is on a bore hole. The tenant will be responsible for all services, including council tax.

Local Authority: North Norfolk District Council, 01263 513811

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Fees: There will be a £210 holding deposit, which will be refunded from the first month's rent. Tenants should arrange their own contents insurance.

Availability: The property is available from November 2023.

Type and length of tenancy: Furnished/Unfurnished assured short hold tenancy, initially 12 months.

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

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

Telephone 01263 711880.

Ref: H 313136L

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Independent Estate Agents

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