



8b Station Road, Holt

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Independent Estate Agents

Pointens

The Property

The property offered for let is a semi detached cottage situated just off the centre of Holt and convenient for all the extensive amenities this fine Georgian town offers. The accommodation briefly comprises a good size sitting room and a large kitchen/diner. On the first floor there are two bedrooms and a shower room. The property enjoys the benefit of gas fired central heating. Outside, there is off street parking for one car.

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 Clay, 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 Salthouse, 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 the sole agents office turn left into the High Street. Go past Bakers and Larners and turn right into Station Road. No 8b will then be found after around 50 yards on your right hand side.

Accommodation

The accommodation comprises: -

Front door, leading to -

Sitting Room (15' x 14'6, double aspect)

With television point, two radiators, staircase to first floor.

Kitchen/diner (14'10 x 12'3)

Good range of fitted base units with working surfaces over. Inset single drainer sink unit with mixer tap. Washing machine, dishwasher. Double oven with extractor hood over. Fitted fridge. Tiled splashbacks. Range of matching wall units. Radiator. Shelved cupboard housing the gas fired boiler for central heating and domestic hot water. Door to rear.

First Floor

Landing, leading to -

Bedroom One (12'9 x 11')

Radiator. Fitted double wardrobe.

Bedroom Two (15'4 x 9'4)

Radiator.

Shower Room

Tiled shower cubicle with fitted shower. Vanity unit with basin over. W.C. Heated towel rail.

Curtilage

To the rear of the cottage is a paved parking area for one car.

General Information

Rent: £895 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1032 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 £200 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 may be considered.

Availability: This property is available from 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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