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Gorleston 01493 658854

**£750 pcm**



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## 3 Gatacre Road Great Yarmouth, NR31 0BQ

- FRESHLY DECORATED
- PLEASANT LOCATION
- GAS CENTRAL HEATING
- MODERN KITCHEN
- THREE BEDROOMS
- TRADITIONAL MID TERRACE
- TWO RECEPTION ROOMS
- DOUBLE GLAZED THROUGHOUT
- UPGRADED BATHROOM
- EPC D65

EXPERTS IN RESIDENTIAL LETTINGS & MANAGEMENT

## ACCOMMODATION

### GROUND FLOOR

#### Lounge 11' 3" x 11' 9" (3.43m x 3.57m)

Through the modern front door into the freshly decorated Lounge. New carpet underfoot, a radiator and uPVC sealed unit double glazed window to front aspect. A door leads you to ...

#### Stairs

Your carpeted staircase leads up to all first floor rooms.

#### Dining Room

Located centrally, the Dining Room features a large uPVC sealed unit double glazed window, radiator, new fitted carpet and large understair cupboard.

#### Kitchen 11' 3" x 6' 11" (3.43m x 2.12m)

A range of base and wall units are fitted to two walls complete with modern flat 'oak effect' doors and drawers with a roll edge worktop over. There's a stainless steel sink and drainer with mixer tap located under the uPVC sealed unit double glazed window. Integrated appliances include an electric hob with extractor over and oven below and ample space has been provided for your tall fridge freezer and automatic dishwasher. Ceramic tiling to floor and your back door leads you out to the courtyard to rear.

#### Bathroom 5' 6" x 4' 8" (1.67m x 1.42m)

The modern contemporary Bathroom features a panel bath with shower and glass screen over and pedestal sink. Tiling has been applied to both wall and floor and an opaque uPVC sealed unit double glazed window attracts plenty of natural daylight. A door leads you into your ...

#### WC 5' 6" x 2' 4" (1.67m x .70m)

The separate WC features a low level loo, tiled floor and opaque uPVC sealed unit double glazed window and heated towel rail radiator.

### FIRST FLOOR

#### Bedroom 1 11' 3" x 11' 9" (3.43m x 3.57m)

Located at the front of the property, Bedroom one features a uPVC sealed unit double glazed window, radiator, fitted carpet and cupboard.

#### Bedroom 2 11' 2" x 11' 9" (3.40m x 3.57m)

Bedroom two also features a uPVC sealed unit double glazed window, radiator, fitted carpet and cupboard. A door leads you into ...

#### Bedroom 3 11' 10" x 6' 11" (3.60m x 2.12m)

Located off Bedroom 2, this would make a great play room, dressing room or home office. There's a fitted carpet, radiator and uPVC sealed unit double glazed window.

### OUTSIDE

To the front a small walled Garden whole at the rear a courtyard style area with a storage shed and gate for rear access.

#### Council Tax

GY Borough Council Band A

#### 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: £750.00 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 £850.00 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	£750.00
Deposit	£850.00
Total:	£1600.00

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 (£200.00) 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 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 REFURBISHED THREE MID-TERRACE TO RENT IN GREAT YARMOUTH

We are delighted to offer for rent this excellently presented and updated traditional terraced house in a quiet residential road in Colholm. Refreshed with new paintwork throughout, your accommodation comprises of a Lounge, separate Dining Room, modern Kitchen and upgraded Bathroom on the ground floor, while upstairs two double Bedrooms and a single.

The property benefits from gas central heating and double glazing and a small courtyard to rear.

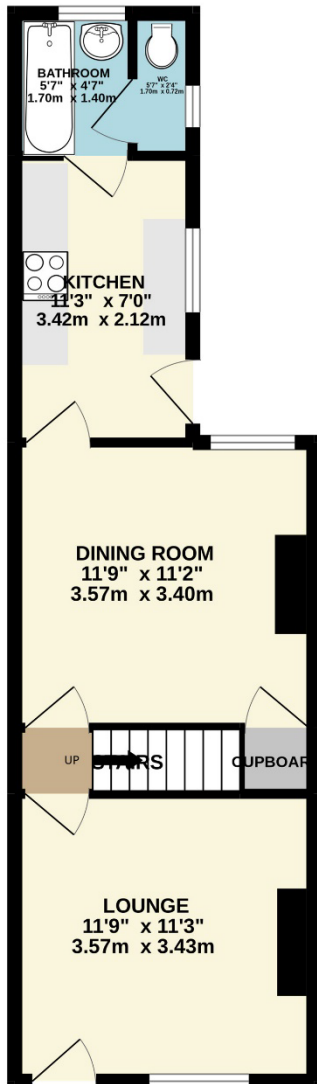
**AVAILABLE NOW**

## LOCATION AND AMENITIES

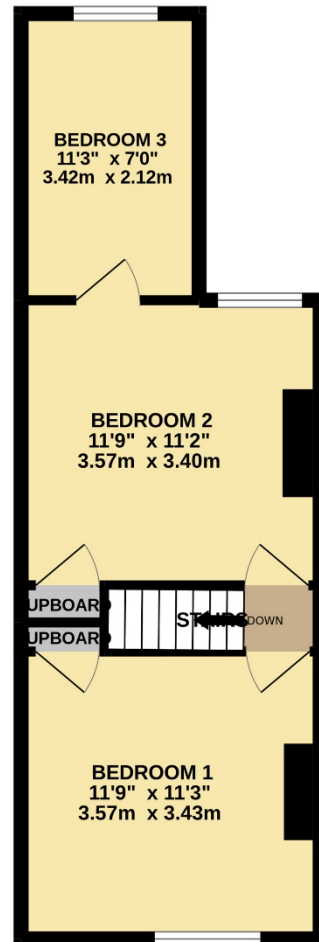
Situated just west of Great Yarmouth, this family home is the perfect place to live if you enjoy the convenience of being close to the town centre. Located a short walk from the 24 hour Tesco, you have all the amenities you could wish for, town centre shopping, many various restaurants and facilities nearby, the beach is just a few minutes drive away and the tranquil Norfolk countryside and broads within a few minutes by car or Great Yarmouth's excellent public transport network.

**Contact: The 'ONE LETS' Team | Phone: 01493 658854 | Email: [info@one-estates.co.uk](mailto:info@one-estates.co.uk)**

GROUND FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



3 GATACRE ROAD, GREAT YARMOUTH

TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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