

£1,050 pcm



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66 Dorley Dale Carlton Colville, NR33 8US

- EXCELLENTLY PRESENTED
- THREE BEDROOMS
- MASTER ENSUITE
- CLOAKROOM WC
- MODERN DEVELOPMENT
- GARAGE & DRIVEWAY
- PRIVATE REAR GARDEN
- KITCHEN DINER
- EPC BAND C
- AVAILABLE DECEMBER 2023

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Through the modern front door into your hallway which features doors lead to the Lounge and ...

Cloakroom WC 1.52m x 1.02m (5' x 3' 4")

A suite comprising of a low level WC and vanity wash hand basin plus a radiator, extractor and tiled floor.

Lounge 5.48m x 3.17m (18' x 10' 5")

A good sized Lounge features a uPVC sealed unit double glazed window to front aspect, a radiator, fireplace, laminate floor underfoot and carpeted staircase leading upstairs. A door leads you to ...

Kitchen Dining Room 4.25m x 2.95m (13' 11" x 9' 8")

To the left a range of base and wall units are fitted to three walls complete with white traditional doors and drawers and a roll edge worktop over. Integrated appliances include a fridge freezer, gas hob with electric oven below and extractor above and ample space is provided for your automatic washing machine. A Stainless steel sink and drainer is located under the uPVC sealed unit double glazed window and the boiler is also located here.

On the dining side, ample space is provided for your dining suite, there's a radiator, tiled floor and patio doors lead into

Conservatory 2.78m x 2.00m (9' 1" x 6' 7")

Double glazed to three sides, tiled floor, power points and french door leading out to the rear Garden.

FIRST FLOOR

At the top of the stairs, doors lead off to all first floor rooms.

Master Bedroom 3.16m x 4.25m (10' 4" x 13' 11")

narrowing to 2.72m

A good size double with a uPVC sealed unit double glazed window to front aspect, fitted carpet, and radiator.

Ensuite 1.50m x 1.40m (4' 11" x 4' 7")

A suite comprising a shower cubicle, pedestal sink and low level loo. Opaque uPVC sealed unit double glazed window, tiled floor and radiator.

Bedroom 2 3.62m x 2.36m (11' 11" x 7' 9")

A uPVC sealed unit double glazed window with views over the rear, built in wardrobe, fitted carpet and a radiator are included.

Bedroom 3 2.52m x 1.82m (8' 3" x 6')

The smallest of the three is still a good size and includes a built in wardrobe, radiator, carpet and uPVC sealed unit double glazed window.

Family Bathroom 2.28m x 1.58m (7' 6" x 5' 2")

A suite comprising of a panel bath, a pedestal sink and low level WC with half tiled walls. Vinyl flooring has been laid and an opaque uPVC sealed unit double glazed window and radiator.

OUTSIDE

There's a Garage, and your Garden which is enclosed by fence and mainly laid to artificial lawn.

TERMS OF TENANCY

TENANCY: The property is offered on an assured shorthold tenancy agreement for a period of six months thereafter to continue on a month-to-month basis.

RENT: £1,050.00 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 £1,150 deposit with One Estates to be held by Deposit Protection Service 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	£1,050.00
Deposit	£1,150.00
Total:	£2,200.00

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 (£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 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: 01502 733399.

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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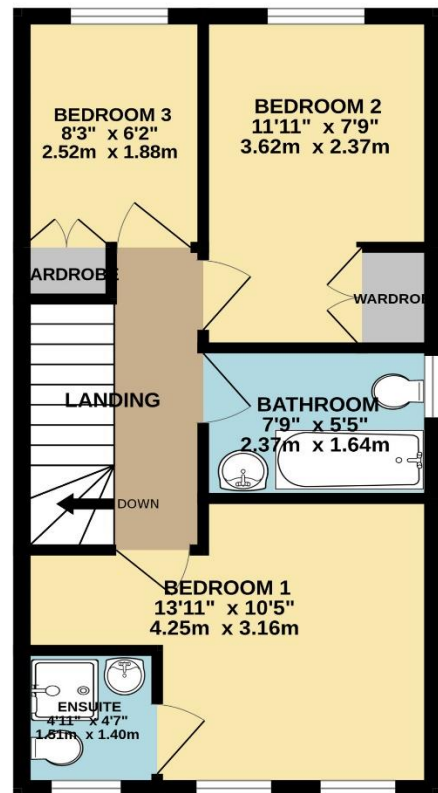
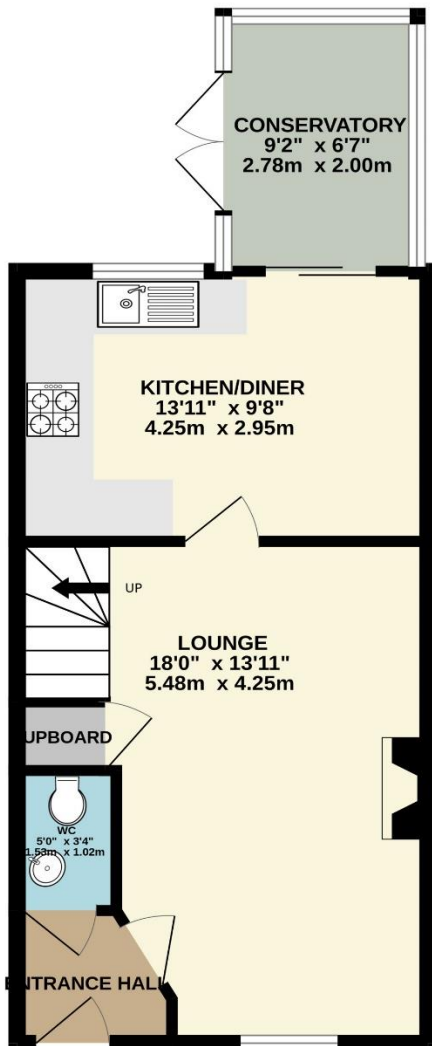
MODERN 3 BED FAMILY HOME FOR RENT IN POPULAR LOCATION

We are pleased to offer for rent this modern end-of-terrace property in a popular cul-de-sac location in the Dales development Carlton Colville. The accommodation comprises of a Cloakroom WC, Lounge, Kitchen Diner and Conservatory on the ground floor, while upstairs, the family Bathroom, three Bedrooms, one with Ensuite. All this with the creature comforts of gas central heating, double glazing plus a Garage and private rear Garden.

LOCATION AND AMENITIES

Dorley Dale is located off Airedale on the very popular Dales Development in Carlton Colville. Convenient for a range of local amenities such as the convenience store, while further up the road the Gateway Retail park features a Morrisons, Aldi, The Range and many other branded retailers. Close to the A146 and A12 making the towns of Beccles, Ipswich and Norwich accessible. Good schools, public transport and the beach are also convenient, and the stunning Suffolk countryside is right on your doorstep.

Contact: The ONE LETS Team | Phone: 01502 733399 | Email: info@one-estates.co.uk



66 DORLEY DALE, CARLTON COLVILLE

TOTAL FLOOR AREA : 826 sq.ft. (76.8 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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