



The Property

The property offered for rent is a mid terrace cottage with well appointed accommodation comprising a sitting room and a well appointed kitchen/diner. On the first floor a landing leads to two bedrooms and a Jack and Jill bathroom. The cottage enjoys the benefit of gas fired central heating and is part double glazed. The cottage is just a short walk from Holt High Street and the Holt Country Park with its 100 acres of walks and extensive wildlife. Outside, there is a garden to the front of the cottage and off street parking with outside front door electric point for car charging.

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 that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. 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

Leave Holt High Street via Station Road. At the T junction with the bypass turn left and immediately right in Hempstead Road. After around 50 yards you find the entrance to the cottage on the left hand side opposite the road sign posted Old Station Way.

Accommodation

The accommodation comprises:

Entrance Porch

Front door, leading to -

Sitting Room (16'6 x 12'2 narrowing to 9')

Open fireplace. (not to be used) Alcove with fitted shelving. Two radiators. Telephone point. Dado rail. Staircase to first floor.

Kitchen/Diner (16'3 x 7'10)

Range of fitted base units with working surfaces over. Inset single drainer sink with mixer tap. Fitted electric oven. Surface hob and re-circulating hood. Plumbing for automatic washing machine. Radiator. Under stair cupboard.

First Floor

Landing, leading to -

Bedroom One (14' x 9'2)

Radiator. Period cast iron fireplace.

Bedroom Two (9' x 8'6)

Radiator.

Bathroom

Panelled bath with mixer tap and shower over. Shower rail and curtain. W.C. Pedestal washbasin. Two heated towel rails. Electric shaver point.

Curtilage

The property is approached over a shingled driveway leading to a front garden which is mostly laid to various inset flower and shrub beds. Also to the front of the cottage there is an off street parking space for one car.

General Information

Rent: £925 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1067.00 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. No pets

Availability: This property is available from the December 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: H31157L

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.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

All our properties can be seen on the internet at

www.pointens.co.uk, www.rightmove.co.uk and www.onthemarket.com





Independent Estate Agents

Pointens

18 High Street, Holt, Norfolk NR25 6BH | Tel: 01263 711880 | enquiries@pointens.co.uk