

£1,100 pcm



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4 Manor Rise Chapel Road Carlton Colville, NR33 8FB

- **LARGE LOUNGE**
- **EPC C 80**
- **EN SUITE TO MASTER**
- **UTILITY ROOM**
- **GARAGE**
- **SPACIOUS KITCHEN/DINER**
- **THREE BEDROOMS**
- **FAMILY BATHROOM**
- **ENCLOSED GARDEN**
- **CONVENIENT LOCATION**

ACCOMMODATION

GROUND FLOOR

Entrance Hall 6' 8" x 6' 7" (2.03m x 2.00m) max

Walk through the front door and arrive in the entrance hall which features doors leading to the Kitchen/Diner and Lounge. There's a handy coat cupboard, a fitted carpet and stairs which takes you to the first floor landing. A door leads you in to your...

CLOAKROOM WC 5' 1" x 3' 6" (1.54m x 1.06m)

This handy downstairs Loo features a white low level WC, a pedestal sink with chrome mixer tap, radiator, and wood effect flooring.

Lounge 17' 2" x 15' 6" (5.23m x 4.73m) narrowing to 2.87m

The lounge offers great area for the family to relax and features a fitted carpet, two radiators, a uPVC sealed unit double glazed window to with views to the front of the property and double patio doors to the opposite wall which proved access into the rear enclosed garden.

Kitchen/Diner 17' 2" x 15' 3" (5.23m x 4.64m) max

The kitchen features a range of base, wall and larder units with walnut slab doors, a laminate worktop with matching up stand, built under twin oven with 4 burner gas hob, stainless steel splash back and chimney hood. A one and a half style sink with swan neck mixer tap sits under a uPVC sealed unit double glazed window offering views into the rear garden. To the opposite end of the room there is space for a large dining table and another uPVC sealed unit double glazed window allows natural light to flow throughout the room.

Utility 6' 5" x 6' 1" (1.96m x 1.85m)

This room provides the perfect place for laundry and the style of kitchen units, flooring and worktops is seamlessly continued here. There is space and plumbing for a washing machine and storage includes two base units and open shelving above ideal for keeping cleaning products out of reach of any small children. The boiler can also be found here and a part glazed door offers additional access to the rear garden.

FIRST FLOOR

Landing

A cupboard houses the water tank and a uPVC sealed unit double glazed window keeps this space bright and airy.

Master Bedroom 16' 4" x 12' 8" (4.99m x 3.86m) max

Situated at the front of the property, this generous sized Master features a fitted carpet, radiator, a built in double door wardrobe, power points and a uPVC sealed unit double glazed window. A further door offers access to your very own....

En suite 5' 10" x 5' 5" (1.77m x 1.66m)

Start and end the day in luxury! The En-suite comprises of an enclosed shower unit, a low level WC, pedestal sink with chrome mixer tap, radiator, wood effect flooring and an opaque glazed 'porthole' style uPVC window.

Family Bathroom 7' 3" x 9' 5" (2.21m x 2.87m) narrowing to 2.16m

A white suite comprising of a full length panel bath, low level WC and a pedestal sink with chrome mixer tap. A radiator, wood effect floor and opaque uPVC sealed unit double glazed window also features.

Bedroom Two 10' 0" x 15' 6" (3.06m x 4.73m) max

Another double room with views over the front of the property includes a fitted carpet, radiator, plenty of power points, a uPVC sealed unit double glazed window and this room is also where the loft hatch is located.

Bedroom Three 8' 7" x 9' 2" (2.62m x 2.80m) narrowing to 1.89

The third Bedroom features a fitted carpet, radiator, power points and a uPVC sealed unit double glazed window with views over the rear garden and beyond.

OUTSIDE

The rear enclosed garden is fairly small, but it is perfectly formed. Mainly laid to lawn and enclosed by wooden fencing, a slabbed pathway nestles to the property and leads to the rear gate at the end of the garden. Through this gate you will find the single garage which provides lighting and power points.

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: £1,100.00 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 £1,200.00 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	£1,100.00
Deposit	£1,200.00
Total:	£2,300.00

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 dragging your feet and 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.



SPACIOUS, MODERN 3 BED TOWN HOUSE in a CONVENIENT LOCATION

We are delighted to offer for rent this beautiful 3 bed family home. This spacious mid terrace boasts a large Lounge, Kitchen/Diner with a separate Utility, Cloakroom WC on the ground floor while upstairs, three Bedrooms, the Master with en suite and a separate family Bathroom. There's also an enclosed rear Garden with Garage. Gas central heating and uPVC double glazing throughout...

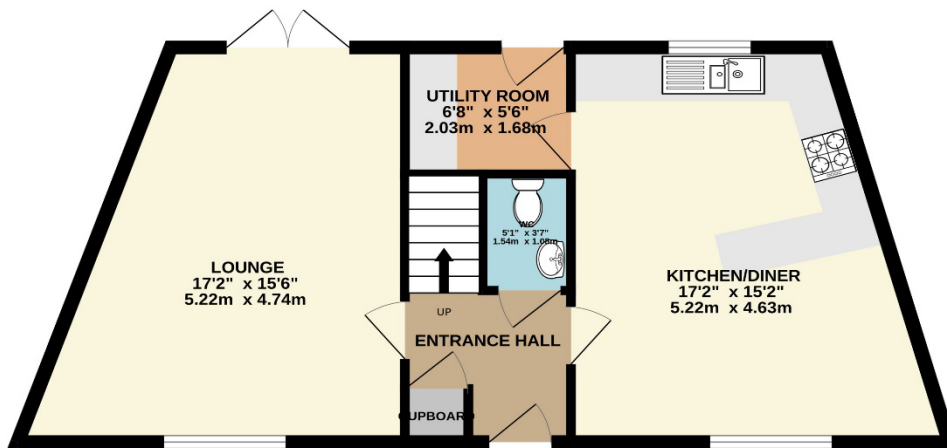
AVAILABLE EARLY 2024

LOCATION AND AMENITIES

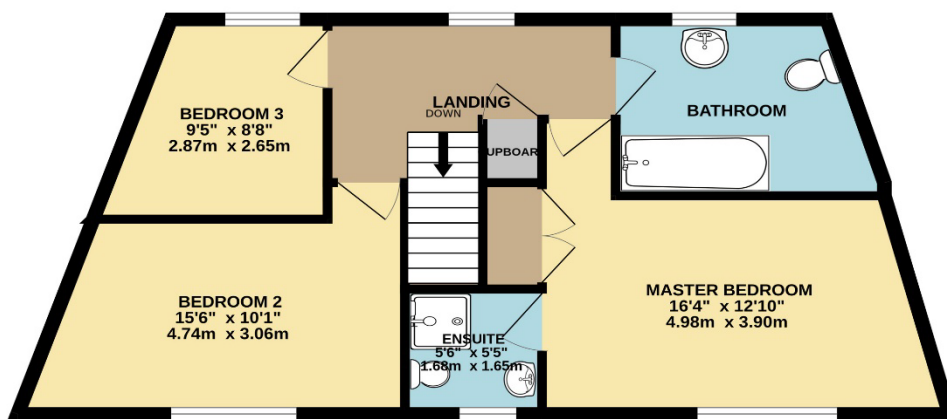
Situated in Carlton Colville just off the A146 & A12 making the City of Norwich and the towns of Beccles, Lowestoft and Ipswich easily accessible. Convenient for a range of amenities such as shops, restaurants, golf club and transport museum. Good schools, public transport and Lowestoft's award winning beach are highly recommended and convenient.

Contact: 01502 733399 | Email: info@one-estates.co.uk

GROUND FLOOR 546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR 547 sq.ft. (50.9 sq.m.) approx.



4 MANOR RISE, CARLTON COLVILLE

TOTAL FLOOR AREA: 1093 sq.ft. (101.6 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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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.