

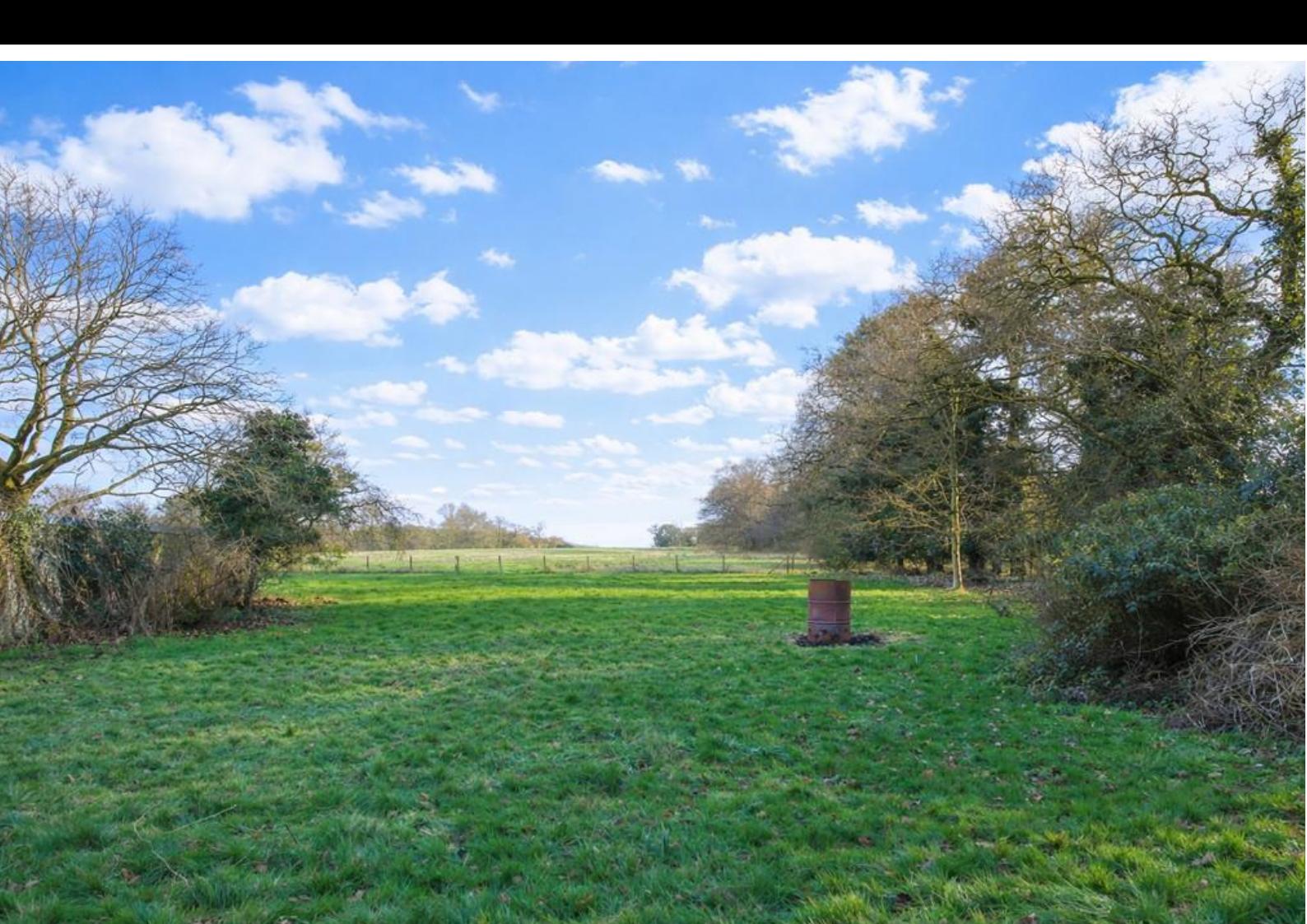


Sedgeford Road, Docking

- THREE BEDROOM DETACHED HOUSE
- LARGE FRONT AND REAR GARDENS
- GARAGE & PARKING
- EN-SUITE TO MASTER

£1,600 pcm

Deposit: £1,845
Council Tax Band: E
Type: Unfurnished
Property Reference: 10351
Landlord Requirement: No smokers



Brittons are pleased to offer this SPACIOUS THREE BEDROOM DETACHED HOUSE with garage and driveway in the popular village of Docking. The property benefits from oil fired central heating and uPVC double glazing. The accommodation comprises porch, WC, entrance hall, newly fitted kitchen/diner with Stanley multi purpose cooker, utility and lounge on the ground floor. The first floor offers three good sized bedrooms the master with en-suite and family bathroom. Outside offers garage, driveway, with large front and rear gardens. EPC E/ Council Tax Band E/ Mains Electric, Water & Drainage.

FEES TO TENANTS-

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.

Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.

More details on other possible tenant default charges are available on request or visit- www.brittons.net/pages/tenants. All details are in line with the Tenant Fee Act 2019

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales		48	70
EU Directive 2002/91/EC			



These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.