



**27 MEADOWSWEET ROAD, CAISTER, GREAT
YARMOUTH, NORFOLK, NR30 5BF**

TO RENT £725 PCM

3 BEDROOMS – UNFURNISHED

DEPOSIT £725

AVAILABLE FROM: 26TH JULY 2016

ADMIN FEES APPLY

VIEWING STRICTLY BY APPOINTMENT

NO PETS/NONSMOKERS

Ref. B1247

Three bedroomed end terraced house - unfurnished. The property benefits from gas central heating and uPV double glazing.

ACCOMMODATION

Front entrance door leading to:-

HALL

Fitted carpet, carpeted staircase, radiator, power points, thermostat control.

LOUNGE

14'7" x 12'4" Double glazed windows, radiator, carpeting, t.v. point and power points, understairs cupboard.

KITCHEN/DINING ROOM

15'6" x 11'9" Modern fitted kitchen with base and eye level wall units, drawers and cupboards, work top surfaces, stainless steel sink unit, plumbing for automatic washing machine, Hotpoint built in electric oven with four ring gas hob, canopied Hotpoint extractor, floor covering, power points, gas boiler to fitted corner cupboard.

Dining Area □ Radiator, uPV sealed unit double glazed windows and patio doors leading to gardens and garage.

CLOAKROOM

White w.c., pedestal wash hand basin, radiator, floor covering, extractor.

FIRST FLOOR & LANDING

Airing cupboard with hanging rail and shelving, heated towel rail/radiator.

MASTER BEDROOM

11'6" x 8'9" Radiator, uPV sealed unit double glazed windows, t.v. point, power points, double doored wardrobe cupboard with hanging rail and shelving, loft hatch.

EN-SUITE SHOWER ROOM

Raised shower with concertina door, fully tiled, extractor, white w.c., pedestal wash hand basin, radiator.

BEDROOM 2

11' x 8'10" Fitted carpet, radiator, uPV double glazed windows, power points.

BEDROOM 3

7'7" x 6'6" Fitted carpet, radiator, uPV double glazed windows, power points.

BATHROOM

White suite comprising of □ Panelled bath with tiled surround, low line w.c. pedestal wash hand basin, radiator, frosted uPV double glazed window, extractor.



OUTSIDE

Landscaped garden area to the front of the property. The rear garden is mainly laid to lawn with patios from patio doors, patio to rear boundary, pathway in between, timber panel fencing, enclosed side area.

DETACHED BRICK CONSTRUCTED GARAGE

Up and over door, side courtesy door, courtesy light, pitched tiled roof, electric light and power.

APPLICATION FEES

An application fee is payable prior to processing. Fee to cover administration and referencing charges as follows:-

First Applicant £100 inc VAT

For Each Additional Applicant £60 inc VAT

Guarantor Reference No Charge

(Application fees are non-refundable)

Non-Refundable Pet Fee - £125 per pet [where applicable]

Upon receipt of satisfactory references - No further tenant charges are made in the preparation of the lease.

NB - Tenants may incur additional charges if they breach the terms of their tenancy agreement; in extreme cases failure to comply with lease obligations can lead to eviction.

ENERGY PERFORMANCE RATING: B 83

COUNCIL TAX BAND: B

LOCAL AUTHORITY: GREAT YARMOUTH BOROUGH COUNCIL

OPENING HOURS

Mon – Thur 9am-5.30pm

Fri 9am-5pm

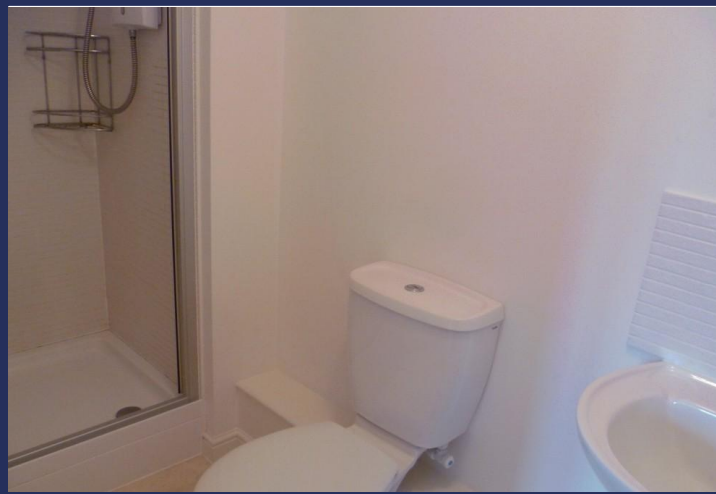
Sat 9.30am-12.30pm

CONTACTS

T: 01493 330299

E: rentals@larkes.co.uk

W: larkes.co.uk



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