



3 Letheringsett Hill, Holt

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Independent Estate Agents

Pointens

The Property

This handsome Grade II listed property enjoys a highly convenient location adjacent to the town's Church and just across the road from Holt High Street with its wonderful range of boutique shops, restaurants etc. The Old Surgery Flat forms part of this property and has versatile accommodation arranged over two floors to include a reception hall / dining room, sitting room with shuttered sash windows and kitchen. Whilst on the first floor are 3 bedrooms (the third bedroom is accessed through the second), a bathroom and separate WC. The property has been redecorated and has gas fired central heating. There will be a parking space to the front of the house and area of garden to the rear which is accessed across the garden used by the landlord.

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 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 Salhouse, 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

On foot from Pointens office turn right into the High Street. At the junction with Norwich Road you will find the property slightly to the right and straight in front of you identified by a Pointens to let board.

Accommodation

RECEPTION HALL / DINING ROOM (18' 7" x 10' 5")

Carpet, radiator, feature cast fireplace and built in cupboards. Stairs to first floor and door to front.

SITTING ROOM (16' 9" x 15' 6") Carpet, two sash windows to front elevation both with shutters, fireplace surround, fitted unit / book shelves, double radiator, Built in cupboard.

SIDE HALL Side entrance door, radiator.

KITCHEN (10' 11" x 10' 3") Range of fitted base units, wall mounted gas boiler, double radiator, built in cupboard. Cooking range, plumbing for automatic washing. Walk-in shelved pantry with plumbing for automatic washing machine.

FIRST FLOOR LANDING

BEDROOM 1 (14' x 11'2) Carpet, double radiator, sash window overlooking church and two built in cupboards.

INNER LANDING

BATHROOM Roll top bath with shower over, wash basin. Radiator.

SEPARATE WC High Level wc.

BEDROOM 2 (11' 10 x 9'2) Shelved cupboard, radiator.

BEDROOM 3 (12'2 x 12'5) Radiator.

Curtilage

There is a large area of garden which will be available for the tenant. Access to this will be across the front of the house and over an area of garden which is used by the landlord. The garden area allocated for this property is open and unfenced. There will be a parking space at the front of the house.

General Information

Rent: £1095 per calendar month payable in advance.

Type of let: Unfurnished assured shorthold tenancy

Damage Deposit: £1263.00 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 £250 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.

Availability: This property is available from the August 2022

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.

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