



The Street

£825 PCM

## Swanton Novers Melton Constable

A well presented two bedroom cottage situated in the quiet village of Swanton Novers. Comprising Lounge, Kitchen, Two Bedroom, Bathroom & Enclosed Rear Garden. Unfurnished & Available NOW. Call Henleys to view.



### Lounge

uPVC front entrance door, uPVC double glazed window to the front aspect, feature fire place with electric wood style burner, storage cupboard, wall mounted oil fired radiator, wall mounted shelving, carpeted flooring, door to Kitchen.

### Kitchen

uPVC double glazed window to the rear aspect, range of base and wall mounted unit set beneath wood effect roll edge work surfaces, inset stainless steel one and a half bowl sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for electric cooker, wall mounted oil fired radiator, tiled splash backs, wood effect vinyl type flooring, stairs rising to the first floor, uPVC double glazed door to the rear aspect.

### Stairs and Landing

Stairs rising from the ground floor, doors to Storage Cupboard, Bedrooms 1, 2 & Bathroom.

### Bedroom 1

uPVC double glazed window to the rear aspect with views over the rear garden, wall mounted oil fired radiator, carpeted flooring.

### Bedroom 2

uPVC double glazed window to the front aspect with field views, wall mounted oil fired radiator, carpeted flooring.

### Bathroom

Obscure uPVC double glazed window to the front aspect, bath with mixer tap and telephone shower attachment over, pedestal wash hand basin, close coupled WC, wall mounted oil fired radiator, tiled splash backs, wood effect vinyl type flooring.

### Outside

To the front of the property is a small low maintenance garden

with shingle path leading to the front entrance door and pathway leading through a communal alley way providing access to the rear of the property and neighbouring property.

To the rear of the property is an enclosed garden with shingle area and lawn area. The oil tank and oil boiler are also located in the rear garden. Please note the garden shed does not form part of the tenancy but can be left at goodwill if required.

### Restrictions

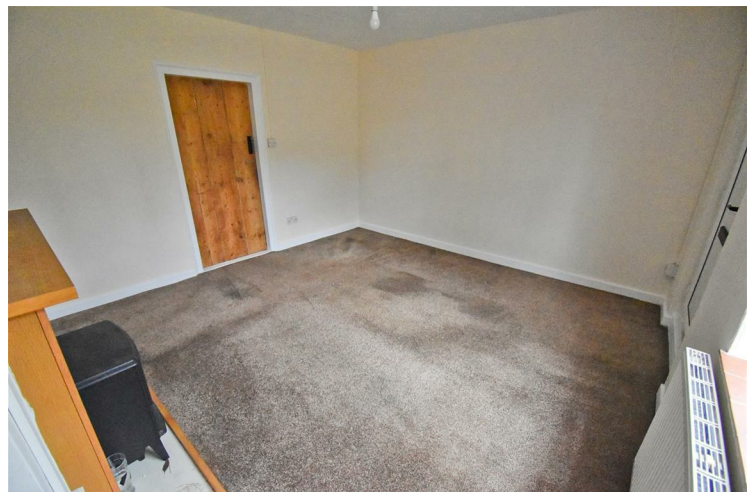
Tenants who smoke cannot be considered for a tenancy at this property. Pets not permitted.

### FEES & DEPOSITS

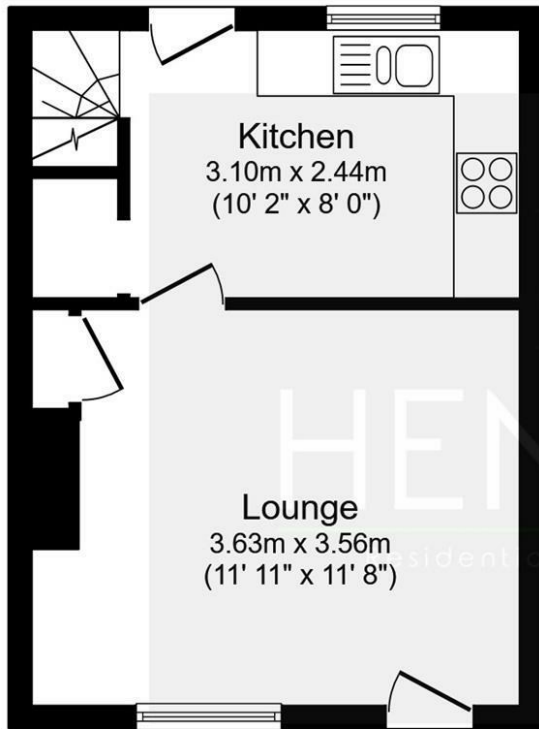
There are NO FEES payable for this property. All applicants will be required to pay a holding deposit of £190.38 to secure the property whilst full referencing takes place. The applicant will then need to provide the remainder of the first month's rent (£634.62) along with the deposit of £951.92 on the first day of the tenancy.

Please note, to comply with money laundering regulations applicants will be required to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

Henleys are a member of The Property Ombudsman and are part of the Propertymark Client Money Protection Scheme.

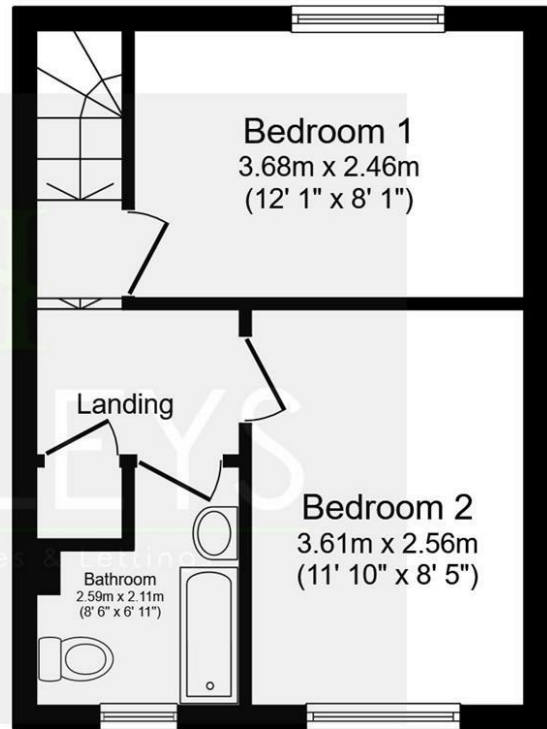






### Ground Floor

Floor area 27.3 m<sup>2</sup> (294 sq.ft.)



### First Floor

Floor area 27.3 m<sup>2</sup> (294 sq.ft.)

**TOTAL: 54.6 m<sup>2</sup> (588 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Cromer Lettings**  
15 West Street  
Cromer  
Norfolk  
NR27 9HZ

01263 511111  
cromer@henleysea.co.uk  
www.henleysea.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements