



Independent Estate Agents

01263 711880

Pointens

www.pointens.co.uk

12 Barrett Road, Holt, Norfolk NR25 6EQ

The Property

The property offered for rent is a refurbished, detached bungalow, quietly located in a popular residential area of the town. The accommodation briefly comprises an entrance hall, a double aspect sitting room with a fireplace housing a coal effect gas fire, a good size kitchen/diner, two double bedrooms and a bathroom. The property also has the benefit of replacement UPVC sealed unit windows and doors and gas fired central heating. Outside there is ample off street parking and a garage and an enclosed private rear garden.

Location

Holt is one of the best regarded market towns in the county and boasts many well preserved Georgian buildings and an excellent range of individual shops and local facilities. Schooling includes the renowned Gresham's Pre-prep, Prep. and Senior Schools. The North Norfolk coastline is about four miles distant with Salhouse, Cley, Blakeney and Morston all within easy reach. This area is designated as an Area of Outstanding Natural Beauty, many areas of which are owned by the National Trust. The county city of Norwich is just over 20 miles distant from where there is a fast rail service to London and an international airport.

Directions

Leave Holt High Street via the Cromer Road. After passing the petrol station take the next turning right into Grove Lane, then the first left which is also Grove Lane. Barrett Road is the next turning on the left and number 12 is located on the right hand side.

Accommodation

The accommodation comprises:

Front door, leading to –

Entrance Hall

Radiator, airing cupboard, coat pegs.

Sitting Room (15'6 x 10'4, double aspect)

Radiator, open fireplace housing a coal effect gas fire, television point.

Kitchen/diner (11'3 x 9'1)

Range of fitted base units with working surfaces over, inset single drainer sink unit, electric double oven, plumbing for automatic washing machine, range of wall units, wall mounted plate rack, fridge, radiator, door to outside, corner cupboard, ceiling spotlights, telephone point.

Bedroom One (11'5 x 10'9)

Radiator, fitted double wardrobe, television point.

Bedroom Two (11' x 8'10)

Radiator, fitted double wardrobe.

Bathroom

Panelled bath with shower over and shower screen, vanity unit with basin over, wc, radiator.

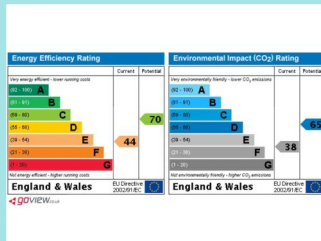
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Curtilage

The property is approached over a long concrete drive leading to a brick built **garage (17'3 x 9')** with up and over door, electric power and light and personal door to rear garden. To the front of the property is a lawned garden with inset flower and shrub bed borders. A paved pathway leads to the rear garden which is mostly laid to lawn with inset flower and shrub bed borders and is enclosed by wooden panelled fencing.

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.



General Information

Rent: £600 per calendar month payable in advance.

Damages Deposit: £900.00, refunded at the end of the tenancy if no claim is justified.

Council Tax Band: C (2011/12 - £1350.13)

Services: All mains services are connected. The tenant will be responsible for all services, including council tax.

Local Authority: North Norfolk District Council, 01263 513811

References Required: Bank, employment and present or previous landlord, if applicable. We also conduct a credit check.

Fees: There will be £60.00 application fee per tenant and a £150 holding deposit, the latter being refunded from the first month's rent. Successful applicants will incur a tenancy arrangement fee of £125 + VAT. Tenants should arrange their own contents insurance.

Availability: The property is available immediately.

Type and length of tenancy: Unfurnished assured shorthold tenancy, initially 6 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Sharers and those in receipt of housing benefit will not be considered. Pets will not be considered for this tenancy.

Viewing: Strictly via the sole agents, Pointens Estate Agents. Telephone 01263 711880.

Ref: H30316L.

