

8 Norman Cockaday Court Holt



Independent Estate Agents

Pointens

8 Norman Cockaday Court, Holt, Norfolk NR25 6JA

The Property

Situated in an enviable location, literally a stone's throw from the High Street, the property offered for rent is a well appointed attached house. Constructed in 2007 by award winning builders, Sheringham Development Company, the accommodation briefly comprises an entrance hall, a good size sitting room with a stone fireplace housing a coal effect gas fire, a UPVC conservatory, a luxury kitchen with an extensive range of fitted appliances and a cloakroom. On the first floor a landing leads to two good size bedrooms and a bathroom. The property also has the benefit of UPVC sealed unit double glazed windows and doors and gas fired central heating. Outside, to the rear of the property is an enclosed courtyard garden and one allocated car parking space.

The 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 found in the town today. The centre of the town comprises mainly of 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 Salthouse, 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 the Agent's office, proceed into Bull Street and turn right. Turn immediately left by the side of the Post Office, bear left and then right, the property will be found on your left hand side.

Accommodation

The accommodation comprises: -

Entrance door to:

Entrance Hall

Radiator, staircase to first floor, alarm panel,

Cloakroom

Wc, pedestal wash basin, radiator.

Kitchen 8'9 x 8'

Fitted range of base units with working surface over, inset 1½ bowl sink unit. Built in oven, gas hob and extractor hood, built in dishwasher, fridge freezer and washing machine/drier. Wall mounted gas fire.

Sitting Room 16'4 x 14'10 (max)

Coal effect gas fire, television point, radiator, double doors to:

Conservatory 10'10 x 7'8

Radiator, fitted blinds, door to rear garden

First floor landing

Radiator

Bedroom One 12'9 x 9'1

Built in wardrobe, radiator.

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Bedroom Two 12'10 x 10'8 (max)

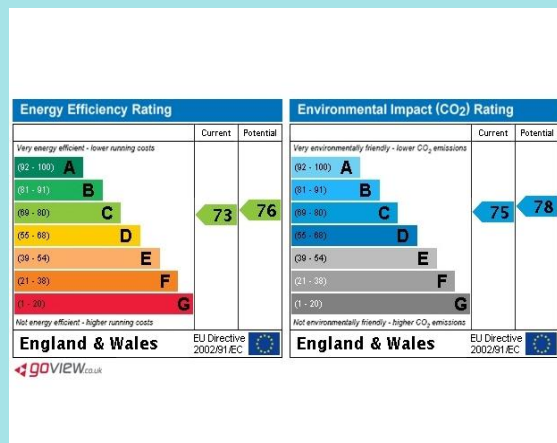
Built in wardrobe, radiator.

Bathroom

Panelled bath with shower handset, wc, wash basin with cupboard under, radiator

Curtilage

To the rear of the property is a private courtyard garden with a personal door leading to the rear of the property and one allocated parking space.



These particulars have been prepared in all good faith to give a fair overall view of the property. Measurements and distance are given as a guide only. We have endeavoured to ensure the information given is accurate but we would urge you to contact the office before travelling any great distance to ensure that your impression of the property is as we intended. None of the services, appliances or equipment have been tested and purchasers should satisfy themselves on matters prior to purchase.

General Information

Rent: £575 per calendar month payable in advance.

Damages Deposit: £750 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.

Local Authority: North Norfolk District Council, tel 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 from February, 2012.

Type and length of tenancy: Unfurnished assured shorthold tenancy, initially 6 or 12 months.

Restrictions: Potential tenants must view the interior of this property prior to submitting an application. Pets will not be considered for this tenancy.

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

Ref: H30368L

