

Olivers

Lovely townhouse cottage with accommodation over three floors, ground floor Utility/WC, Kitchen/breakfast room, courtyard garden in a town centre location.



£625 pcm

Hungate, Beccles, Suffolk, NR34 9TT

- Three bedrooms
- End Terrace Cottage
- Cast Iron Wood-burner
- Grade II listed
- Period features
- Dedicated parking space
- Upstairs Bathroom
- Off landing bedrooms
- TO LET: Unfurnished

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DIRECTIONS:

From Beccles train station head west onto Station Road towards Gosford Road, turn left onto Newgate (A145), first left onto Blythburgate (A145), turn right onto Pedlars Lane (A145), turn right onto London Road (A145), continue to follow the A145, number 20 will be on the left hand side opposite Steppings butchers.

ACCOMODATION:

LIVING ROOM 15' 8" x 14' 3" (4.79m x 4.36m) - Including chimney breast and door recess

Brick fireplace, Inset "Morso" inset wood burner, shelving recess to one side, double paved hearth, sash window to front aspect, exposed brickwork, tiled floor, electric storage heater, TV point and passageway leading to;

KITCHEN/BREAKFAST ROOM: 9' 8" x 9' 11" (2.96m x 3.04m)

Range of wall and base mounted kitchen units with roll top work surfaces, inset S/S sink unit, window to rear aspect, alcove space for electric cooker, part wall splash-back surround, tiled floor, electric heater, door leading to staircase and living room and Utility/WC cloakroom

UTILITY/WC/CLOAKROOM 3' 1" x 6' 11" (0.95m x 2.11m)

With shelved area, low level WC, plumbing for washing machine, part tiled splash-back surround, tiled floor and wall mounted extractor fan.

BEDROOM ONE 18' 5" x 14' 4" (5.63m x 4.39m) (Max)

Timber floor, exposed beams, brick fireplace with beam mantle and brick hearth, two sash windows to front aspect, electric heater

BEDROOM TWO 6' 11" x 9' 10" (2.12m x 3.02m)

Sash window to rear aspect, exposed timber floorboards, electric heater

BATHROOM: 4' 9" x 10' 0" (1.46m x 3.05m)

White bathroom suite comprising timber panelled bath, low level WC, hand basin with pedestal, opaque window, extractor fan, part tiled splash-back surround, cupboard housing hot water cylinder.

BEDROOM THREE 10' 5" x 15' 0" (3.20m x 4.59m) (sloping ceilings)

Exposed timber floorboards and beams, Dormer window to front elevation,

OUTSIDE

Front: timber door access straight into living room, Rear: Private courtyard garden, shared driveway providing access to a dedicated parking space.

ADDITIONAL INFORMATION:

AGENCY NOTES

Viewing arrangements:	Strictly by appointment with Agent
Service availability	Mains water, drainage and electricity connected
Local Authority:	Waveney District Council - 01502 562 111
Council tax:	Band - "B" 2015 / 2016

AGENCY CHARGES

All charges are Inclusive of vat (where applicable) and non refundable

Credit Check/Reference:	£80 (Per person)
Right To Rent Check:	£20 (Per adult)
Guarantor check (If required):	£50 (Per person)
Administration Fee:	£150 (Per property)
First months rent:	£625 (Payable in advance each month)
One months deposit:	£625 held by the Deposit Protection Service for the tenancy duration

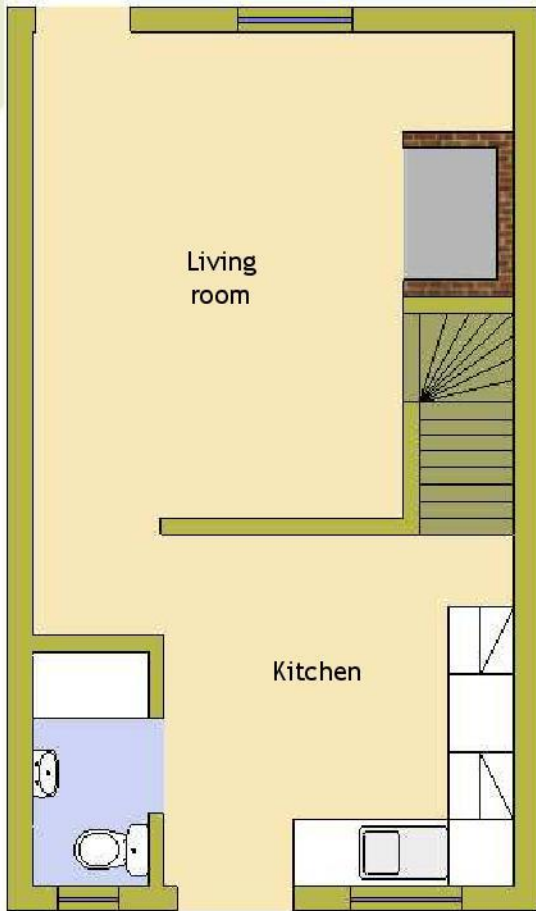
OTHER NOTES

Pets:	Considered subject to £100 non refundable fee & additional ½ months deposit
Smokers:	Outside only
DSS:	Considered, subject to acceptable Guarantor
Checkout Fee:	£50 (Tenants share)
Other costs:	Tenant to pay for all utilities and council tax directly



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Floor plan: 20 Hungate, Beccles, Suffolk, NR34 9TT



Total floor area: 86m² / 282' ft²

All information including prices, photographs, drawings and details contained in these particulars are issued in good faith and must only be used as a guide not forming part of any offer or contract. The Agent/Vendor/Landlord accepts no responsibility for misrepresentations: Prospective purchasers/tenants must themselves verify the statements contained and contact this office for clarification if required. All room measurements provided are approximate and must not be used for the purposes of ordering of carpets, furniture or any other materials, other measurements of particular interest should be independently verified. No service, equipment or appliance contained in this property has been tested; accordingly applicants are advised to commission their own survey/report prior to placing an offer.