



**64 COVENT GARDEN ROAD, CAISTER, GREAT TO RENT £675 PCM
YARMOUTH, NORFOLK, NR30 5WA**

3 BEDROOMS – UNFURNISHED
AVAILABLE FROM: 30TH SEPTEMBER
2015

DEPOSIT £675
ADMIN FEES APPLY
NO PETS/NONSMOKERS

Ref. B633

Three bedroomed semi-detached house with single garage - unfurnished. The property benefits from gas central heating and uPV double glazing.

ACCOMMODATION

Timber glazed front entrance door with side glazed gallery into -

ENTRANCE HALL

Laminate effect flooring, radiator, artex and coving to ceiling, panel door into -

CLOAKROOM

Low line WC with pine seat and lid, vanity wash basin, tiles to splash back, radiator with thermostat control, uPVC frosted window, circuit breakers in wall, artex and coving to ceiling, further panel door into -

LOUNGE

Laminate flooring, uPVC window with aspect to front, radiator under, curtains over, metal curtain pole and tie backs, ceiling light, artex and coving to ceiling, telephone point, tv aerial point, timber glazed French doors leading through to -

KITCHEN / DINING ROOM

Laminate effect flooring, good selection of base and eye level units, white with chrome handles bevelled work top surfaces, insert electric hob, 4 rings, extractor over, built in electric fan oven, insert stainless steel sink, single drainer, mixer tap over, plumbing for automatic washing machine under, tiles to splash back areas, uPVC window with aspect to rear garden, uPVC French doors leading on to rear garden, radiator with thermostat control, further panel door leading to understairs storage cupboard, artex and coving to ceiling, carpeted staircase leading into -

FIRST FLOOR LANDING

Access to loft.

BEDROOM ONE

Fitted carpet, uPVC window with aspect to front, radiator under with thermostat control, built in wardrobe cupboard with hanging rail, panel door leading into -

EN-SUITE SHOWER

Low line WC, with seat and lid, pedestal wash basin, raised corner shower cubical with sliding glass doors and main shower over laminate style flooring, uPVC frosted window, extractor fan to ceiling, artex and coving to ceiling, radiator with thermostat control.

BEDROOM TWO

Fitted carpet, uPVC window with aspect to rear garden, radiator under with thermostat control, built in wardrobe cupboard with hanging rail, tv aerial point, artex and coving to ceiling.

BEDROOM THREE

Fitted carpet, uPVC window with aspect to rear, radiator under with thermostat control, built in wardrobe cupboard with hanging rail, tv aerial point.



BATHROOM

Laminate effect flooring, bathroom suite comprising of panel bath with mixer tap and shower attachment, pedestal wash basin, low line WC, radiator with thermostat control, uPVC frosted window, tiles half to the walls, extractor to ceiling, artex and coving to ceiling.

OUTSIDE

To the rear of the property is an enclosed garden, laid to lawn, paved patio area, timber glazed panel fencing.

To the front of the property is a small open plan garden with path way to front entrance. To the front side of the property is a semi-detached garage with up & over door and side courtesy door.

An application fee is payable prior to processing. Fee to cover administration and referencing charges as follows:-

First Applicant £100 inc VAT

For Each Additional Applicant £60 inc VAT

Guarantor Reference No Charge

(Application fees are non-refundable)

Upon receipt of satisfactory references - No further tenant charges are made in the preparation of the lease.

NB - Tenants may incur additional charges if they breach the terms of their tenancy agreement; in extreme cases failure to comply with lease obligations can lead to eviction.

ENERGY PERFORMANCE RATING: C 74

COUNCIL TAX BAND: B

LOCAL AUTHORITY: GREAT YARMOUTH BOROUGH COUNCIL

OPENING HOURS

Mon – Thur 9am-5.30pm

Fri 9am-5pm

Sat 9.30am-12.30pm

CONTACTS

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