

HARDIMANS



Market Place, Kessingland, Lowestoft
Kessingland, Lowestoft, NR33 7TN

£1,200 PCM pcm



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THE HOUSE FOR THE MODERN FAMILY. Forming part of a small development of 5 unique properties set in the heart of Kessingland village. There are wonderful beaches situated right on your doorstep, a wide range of shops located on the High Street together with a Primary School and Doctors Surgery.

BENEFITS AND FEATURES

- *High efficiency Daikin Monobloc 7kw air source heat pump
- *Integrated solar panels reducing the cost of your everyday expenses
- *Air source heat pumps for heating and hot water
- *Thermostatically zoned underfloor heating
- *Electrical car charging port

OPEN PLAN LIVING/KITCHEN

25'3" x 15'1" (7.70 x 4.60)
Stunning open plan design with patio doors to the rear garden, Beautifully fitted kitchen in a range of contemporary & contrasting light grey units to include a full range of QUALITY integrated appliances: Induction hob, Modern glass/stainless steel canopy, Double oven/grill, Microwave, Dishwasher, refrigerator, all with front decor panels. Extensive inset spot lighting. Superb KARNDEAN flooring.

REAR LOBBY

with access to both the cloak room and utility. KARNDEAN flooring, Door to garden

CLOAKROOM

Low level W.C. & vanity wash basin both with 'Royal Blue' cabinets, KARNDEAN flooring.

UTILITY ROOM

Light grey range of units, plumbing for washing machine and space for tumble dryer, KARNDEAN flooring, personal door to garage.

MASTER BEDROOM

12'11" x 12'9" (3.95 x 3.91)
To include a full range of wardrobe cupboards with mirrored doors, fitted carpet

EN SUITE

6'4" x 5'4" (1.95 x 1.65)
Large walk-in shower cubicle, vanity wash basin, low level W.C. 'Royal Blue' cabinets & attractive flooring

BEDROOM 2

12'1" x 10'2" (3.69 x 3.10)
fitted carpet, radiator

BEDROOM 3

11'11" x 11'5" max (3.64 x 3.50 max)
fitted carpet, radiator

BATHROOM

8'11" x 5'10" (2.72 x 1.80)
Good size family shower room with Large walk in shower, vanity wash basin, Low level W.C. with 'Royal Blue' cabinets, attractive flooring.

LARGE INTEGRAL GARAGE

25'9" x 9'5" (7.85 x 2.89)
Lovely size garage with power & light, Solar panel controls and Electric remote controlled roller door.
ELECTRIC CAR CHARGING POINT

OUTSIDE

Driveway and communal turning area. allocated parking space.
To the rear, enclosed and private garden, with patio and corner arbour seat. The property pleasantly looks onto an attractive brick & flint wall, 2 side gates providing easy access.

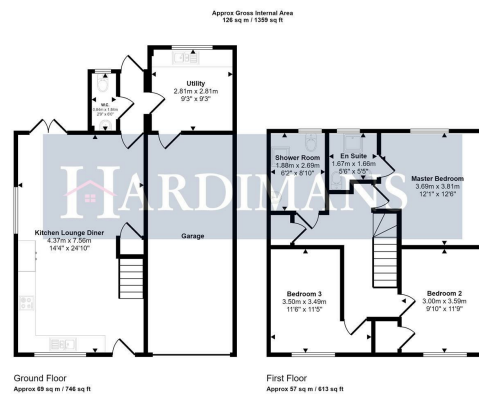
FEES PAYABLE

RENT: £1200.00 / DEPOSIT: £1380.00
HOLDING DEPOSIT: £275.00

AFFORDABILITY



COUNCIL TAX BANDING D



Area Map



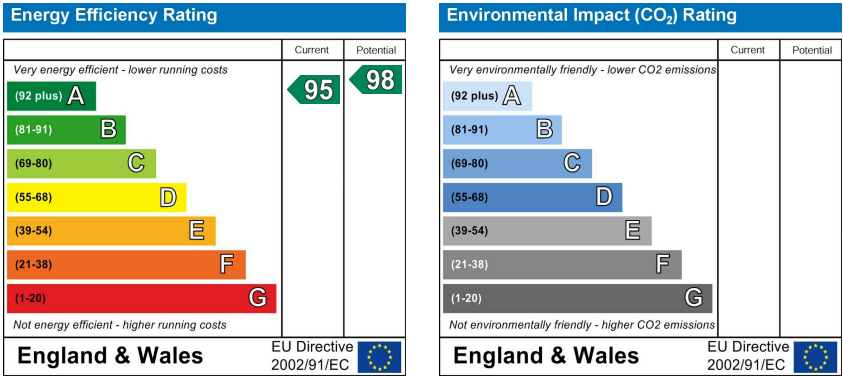
Viewing

Please contact our Lowestoft Office if you wish to arrange a viewing appointment for this property, submit an application or require further information.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



TERMS OF BUSINESS

- VIEWINGS:** will be carried out strictly by appointment only
- APPLICATIONS:** must be completed for each person over 18 years of age with:
- a) Completed and signed Tenant Assessment Application Form
 - b) Proof of identification (your photo driving licence &/or passport)
 - c) Proof of current residency (bill not more than 3 months old, i.e.: council tax, mobile phone statement, bank statement, gas or electricity bill etc.)
- ACCEPTANCE:** Satisfactory credit search reports, right to rent checks and references will be forwarded to the Landlords for approval.
- AGREEMENT:** An assured shorthold letting agreement for a period of 6 months which will continue thereafter on a month to month basis is usual.
- UTILITIES:** Tenants are responsible for paying electricity, gas, oil (if appropriate), council tax, water and sewerage rates, television licence and telephone (if appropriate)
- HOLDING DEPOSIT:** A holding deposit equivalent to one weeks rent will be required when processing your application. This will be payable towards your first months rent once your application has been approved
- RENT:** One month's rent is payable as cleared funds before any keys can be handed over.
- DEPOSIT:** The deposit will be as stated in left column and registered via the Deposit Protection Service for the duration of the tenancy. Following vacation, the deposit will be returned, less any deduction for shortages, damage or any items missing from the inventory.
- PETS:** Pets are only permitted on some properties (not all) with written consent from the Landlord and will be subject to a £10.00 per month increase on the rent.