



CHAPMAN
CHARTERED SURVEYORS

25A NEW MARKET, BECCLES NR34 9HE

109.0 sqm / 1,173 sqft



THREE BEDROOM HOUSE WITH GARDEN IN TOWN CENTRE

Ref: 2839

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Regulated by RICS

TO LET

Grade II Listed house with garden

109.0 sqm / 1,173 sqft

LOCATION

Beccles is a thriving market town in Suffolk, within easy reach of the Heritage Coast and the popular tourist destination of Southwold. The town stands on a bend in the river Waveney at the southern edge of the Norfolk Broads, and has a wide range of services and amenities. The property is located in the heart of Beccles with a private, secluded garden.

DESCRIPTION

The property forms part of a Grade II Listed Building and is of timber frame construction under a pitched, tiled roof with rendered external walls. There is a small patio area to the side and a secluded, walled garden at the rear.

ACCOMMODATION

Ground floor

Dining Room (3.4m x 4.3m) with fireplace, exposed beams, laminated floor, radiator, and stairs to first floor.

Sitting Room (3.8m x 5.3m max.) with fireplace, radiator, and window to side elevation.

Kitchen (2.4m x 4.2m) with fitted units below wooden work surface, stainless steel sink, tiled splashbacks, vinyl flooring, and windows to side and rear.

Lobby (2.6m x 1.2m) with radiator and obscure window to bathroom.

Bathroom (2.5 x 2.9m) with bath (shower over), WC, hand basin, radiator and obscure window to rear.

First floor

Bedroom 1 (4.3m x 5.3m) with radiator, window to side elevation, doors to bedrooms 2 and 3, and stairs to attic (locked, not to be used).

Bedroom 2 (3.6m x 4.0m) with radiator and window to side elevation.

Bedroom 3 (3.6m x 4.6m) with radiator, built-in cupboard and window to rear elevation.

TENANCY

Minimum six month Assured Shorthold Tenancy.

RENT

£600pcm payable monthly in advance.

DEPOSIT

One and a half months' rent.

SERVICES

Mains water, electricity, gas and foul drainage.

COUNCIL TAX

Band C

ENERGY PERFORMANCE CERTIFICATE

EPC rating: F(38)

LOCAL AUTHORITY

Waveney District Council.

RESTRICTIONS

Applicants on housing benefits, smokers, and those with pets will not be considered.

INVENTORY AND SCHEDULE OF CONDITION

Taken prior to the start of the tenancy and agreed with the tenant at check-in.

CREDIT CHECK

Applications subject to a satisfactory credit check.

APPLICATION FEES (INC VAT)

First applicant	£120
Each additional applicant (aged 18+)	£30
Inventory / schedule of condition	£70

VIEWING AND FURTHER INFORMATION

Contact: Keeley Chapman

Tel: 01379 687645

Email: k.chapman@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.