



# General View

5a Pedlars Mews, Snettisham  
£900 per calendar month

**BELTON DUFFEY**



# 5A PEDLARS MEWS, SNETTISHAM, NORFOLK, PE31 7XQ

A deceptively spacious 4 double bedroom flat arranged over 2 floors in a central village location.

## DESCRIPTION

5a Pedlars Mews comprises a deceptively spacious 4 double bedroom flat arranged over 2 floors in a central village location.

The Victorian property is installed with gas fired central heating and briefly comprises: ground floor entrance door to an entrance lobby with staircase leading to a spacious landing/study area with doors to a double bedroom and the kitchen/breakfast room with oven, hob and dishwasher. There is a good size sitting room with storage cupboard, inner landing giving access to a double bedroom and a bathroom with 3 piece white suite. There is a staircase from the inner landing which leads to the second floor with a landing area, shower room and 2 double bedrooms, having Velux roof lights.

## SITUATION

Snettisham is a sought after village on the shores of The Wash, comprising a pleasant blend of old established cottages and newer homes. It has its own beach from which one can sail, windsurf or swim. There are local shops, schools and doctors in the vicinity. It is also handily placed for the larger resort of Hunstanton to the North and King's Lynn to the South. Other attractions nearby include the Royal Estate of Sandringham, Norfolk Lavender and the beautiful North Norfolk coast with its golf courses, walks, bird watching, sailing, etc.

## ENTRANCE LOBBY

1.40m x 1.07m (4' 7" x 3' 6") Electric trip switches, straight flight staircase to the

## SPACIOUS FIRST FLOOR LANDING/STUDY AREA

3.56m x 2.21m min (11' 8" x 7' 3" min) Radiator, thermostat.

## KITCHEN/BREAKFAST ROOM

4.67m average x 3.26m (15' 4" average x 10' 8") L-shaped granite effect worktop with 1.5 bowl stainless steel sink unit and chrome mixer tap, maple effect cupboards under, 4 ring gas hob with oven under, matching wall cupboards, extractor, radiator, ceiling beam, Vaillant gas central heating boiler, door into

## SITTING ROOM

5.02m x 4.30m (16' 6" x 14' 1") Feature fireplace, under stairs storage cupboard, radiator.

## L-SHAPED INNER LANDING

2.02m x 2.60m (6' 8" x 8' 6") Staircase to second floor landing.

## BEDROOM 1

5.17m x 3.63m (17' x 11' 11") Radiator.

## BEDROOM 2

4.23m x 3.53m (13' 11" x 11' 7") Radiator.



## **BATHROOM**

2.71m x 1.98m (8' 11" x 6' 6") P-shaped bath with shower attachment and shower screen, low level WC, pedestal wash hand basin, fully tiled walls, heated chrome towel rail.

## **SECOND FLOOR LANDING**

2.84m x 1.76m max (9' 4" x 5' 9" max)

## **BEDROOM 3**

3.75m x 3.35m (12' 4" x 11') Loft access, radiator, Velux roof light.

## **BEDROOM 2**

3.70m x 3.77m (12' 2" x 12' 4") Radiator, 2 Velux roof lights to rear.

## **SHOWER ROOM**

2.39m x 1.91m (7' 10" x 6' 3") Shower cubicle with mains shower, low level WC, pedestal wash hand basin, radiator and extractor.

## **ADDITIONAL INFORMATION**

- 1) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing. The Lettings Hub undertake the referencing process by sending you an email with a link asking you create an account so you can log into the Hub and access your application form. Once you have completed and submitted your form, you can return to the Hub at any time to view the latest status of your application. You will be able to see at a glance exactly which referees we are waiting for, or if we are waiting for any further information from you. You can also help speed up the application process yourself by uploading any documents we require directly to the Hub.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Deposit - £900.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.
- 5) An additional charge of £25 is due for water rates

## **DIRECTIONS**

From King's Lynn proceed out of town on the Northern Bypass (Edward Benefer Way) and onto Low Road, South Wootton. At the traffic lights continue straight across to the top of Grimston Road and at Knight's Hill roundabout take the first exit sign posted A149. After approximately 8 miles you will enter the outskirts of Dersingham; take the first exit sign posted A149 Hunstanton. Continue for approximately 3 miles turning right sign posted Station Road, Snettisham. Continue to the end turning left into Lynn Road; continue along for approximately 400 yards and the property will be seen on the right hand side.

## **OTHER INFORMATION**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel 01553 616200. Council Tax Band - A.

Gas central heating.

EPC - D.

## **VIEWING**

Strictly by appointment with the agent.



AWAITING

FLOORPLAN





## BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)

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