



3 Oddfellows Court, Wells-next-the-Sea
£1,150 per calendar month

BELTON DUFFEY



3 ODDFELLOWS COURT, CLUBBS LANE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1DX

A modern 3 bedroom mid terrace house with courtyard garden and parking space right in the heart of Wells-next-the-Sea.

DESCRIPTION

A modern 3 bedroom mid terrace house with courtyard garden and parking space right in the heart of Wells-next-the-Sea. The Accommodation briefly comprises: Kitchen, L-shaped sitting/dining room with a landing upstairs leading to 3 bedrooms and a bathroom.

Outside, there is a parking space and a low maintenance west facing courtyard garden. The property further benefits from electric storage heating and UPVC double glazed windows and doors.

The Quay and the main shopping street are within easy walking distance with the town's restaurants and cafes just a stroll away. Belton Duffey understand that the property cannot be used for holiday letting or commercial use - please ask us for more information.

SITUATION

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and hospital providing a range of accessible and integrated health and well being services.

OPEN PLAN SITTING/DINING ROOM

5.25m x 4.83m (17' 3" x 15' 10") at widest points

A partly glazed door with obscured glass leads from the alleyway to the side of the property into the L-shaped open plan sitting/dining room. Staircase to the first floor landing, built-in understairs storage cupboard, night storage heater and a further electric panel heater.

Glazed UPVC sliding patio doors leading outside to the courtyard garden and a door leading into:

KITCHEN

2.69m x 2.08m (8' 10" x 6' 10")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Spaces and plumbing for white goods, vinyl flooring, fan heater and a window to the east.

FIRST FLOOR LANDING

Galleried landing with a built-in airing cupboard housing the hot water cylinder, loft hatch, window to the east and doors to the 3 bedrooms and bathroom.



BEDROOM 1

3.07m x 2.69m (10' 1" x 8' 10")

Built-in double wardrobe cupboard, electric radiator and a window to the west.

BEDROOM 2

3.24m x 2.13m (10' 8" x 7' 0")

Built-in double wardrobe cupboard, electric radiator and a window to the west.

BEDROOM 3

2.69m x 2.08m (8' 10" x 6' 10")

Electric radiator and a window to the east

BATHROOM

2.17m x 1.82m (7' 1" x 6' 0")

A white suite comprising a panelled bath with a shower over and glass shower screen, pedestal wash basin and WC. White towel radiator, vinyl flooring, tiled splashbacks, fan heater, shaver point and a window to the east with obscured glass.

OUTSIDE

3 Oddfellows Court is approached off Newgate Lane via a right of way over through an archway in the terrace leading to the property's entrance door. A tall timber pedestrian gate to the side opens onto a west facing courtyard garden which has been laid out for ease of maintenance with a paved terrace and walled and fenced boundaries.

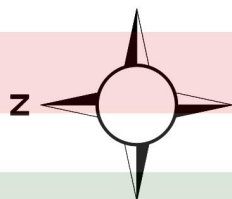
The property also has the benefit of a parking space located a few yards down Newgate Lane from where the Quay and the town's main shopping street, Staithe Street, are just a brief stroll away

ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov.uk/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £1100.00. (Capped at no more than 5 weeks' rent).
- 5) To be let furnished or unfurnished.
- 6) Sorry no pets.

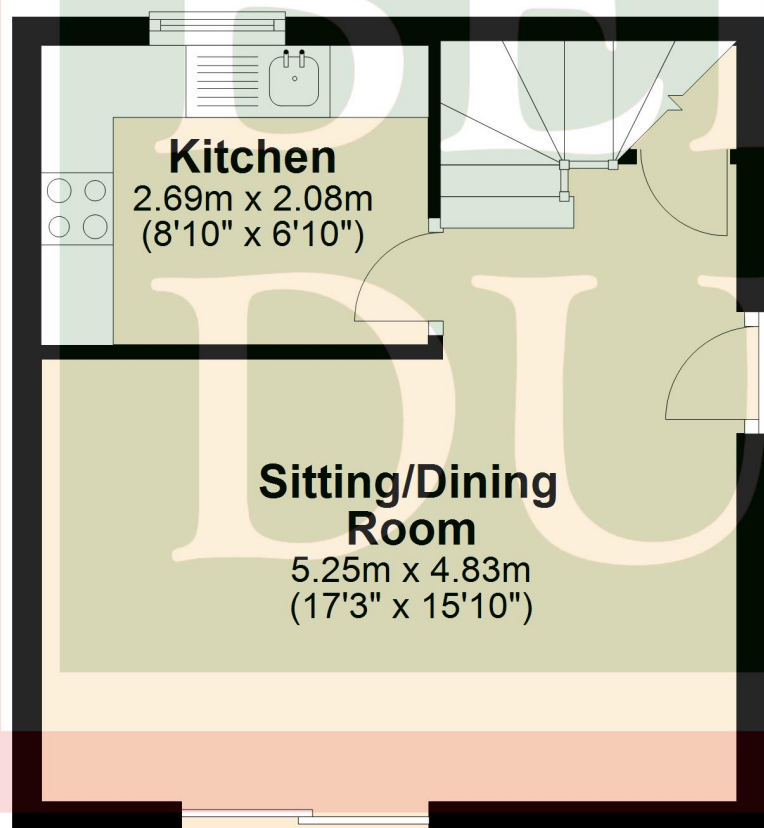
DIRECTIONS

On foot from Belton Duffey's office in Wells-next-the-Sea, head north down Staithe Street for approximately 200 yards and turn left into the alleyway signposted Anchor Lane. At the end of the alleyway, turn left onto Newgate Lane and continue for approximately 100 yards and turn right into the archway signposted Oddfellows Court. You will see the entrance door to number 3 immediately on the right-hand side.



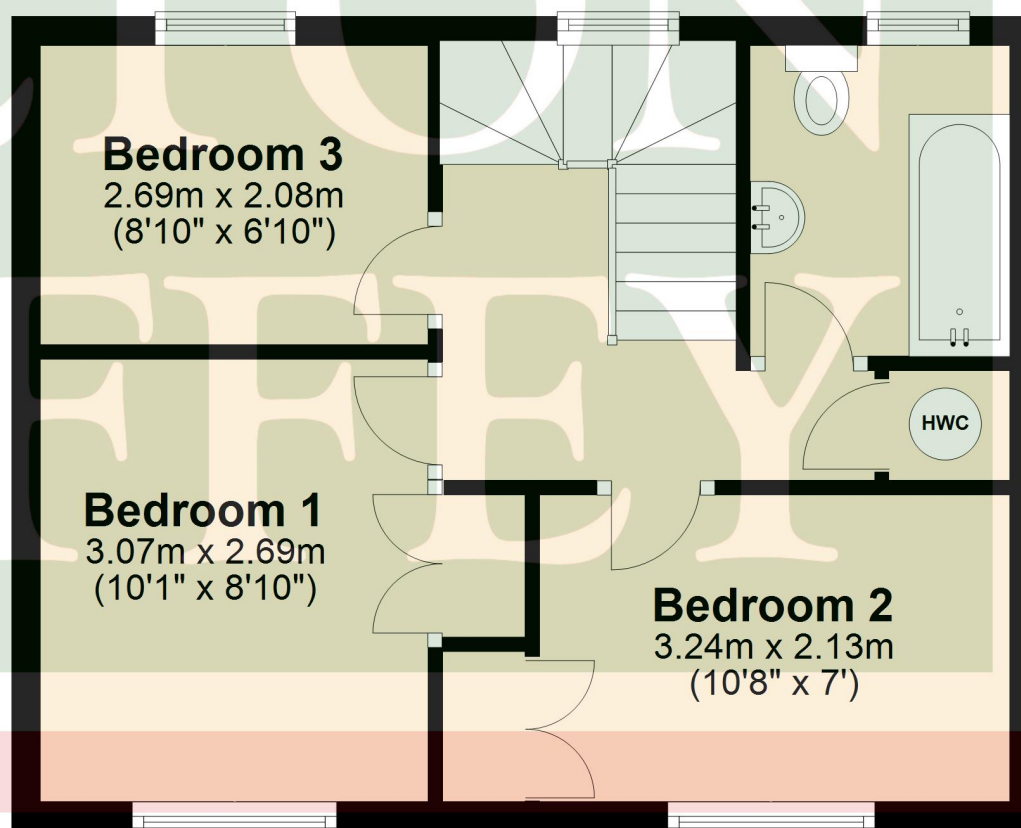
Ground Floor

Approx. 25.4 sq. metres (272.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 sq. feet)

OTHER INFORMATION

Electric storage heating.

EPC Rating Band E.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band B.

VIEWING

Strictly by appointment with the agent.





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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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

