



No 1 Walsingham Flat, Wells-next-the-Sea
£875 per calendar month

BELTON DUFFEY



NO 1 WALSINGHAM FLAT, STAR YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AP

A modern first floor flat with spacious 2 bedroom accommodation, patio garden and a parking space in the heart of the town.

DESCRIPTION

A modern first floor flat situated in a tucked away location off the town's main shopping street and just a stone's throw from the Quay and local amenities. The property is offered unfurnished with accommodation comprising a good sized open plan kitchen/dining/living room with an inner hallway leading to 2 double bedrooms and a well appointed shower room.

Outside, the flat also benefits from a gravelled parking space and patio garden.

SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish 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 extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented 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 speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. 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 cottage hospital providing a range of accessible and integrated health and well-being services.

STAIRCASE

A metal external staircase leads from the patio garden and parking area up to the first floor. Partly glazed door leading into:

OPEN PLAN KITCHEN/DINING/LIVING ROOM

6.19m x 5.71m (20' 4" x 18' 9")

A good sized L-shaped open plan kitchen/dining/living room with windows to the rear and sides. Range of fitted base and wall units with laminate worktops incorporating a sink unit, tiled splashbacks. Spaces and plumbing for white goods, gas-fired boiler providing heating and hot water, 2 radiators and an opening to:



INNER HALLWAY

Doors to the 2 bedrooms and shower room.

BEDROOM 1

4.36m x 3.14m (14' 4" x 10' 4") at widest points.

Window to the side, radiator, built-in wardrobe cupboard.

BEDROOM 2

4.36m x 3.26m (14' 4" x 10' 8") at widest points.

2 Velux windows to the side, radiator, built-in wardrobe cupboard.

SHOWER ROOM

2.53m x 2.06m (8' 4" x 6' 9")

A suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin with tiled splashback, WC. Vinyl flooring, radiator, extractor fan and a Velux window to the side.

OUTSIDE

The flat is situated on a tucked away yard accessed via a right of way over a shared driveway leading to a gravelled parking space with a patio garden and a metal staircase leading up to the flat.

ADDITIONAL INFORMATION

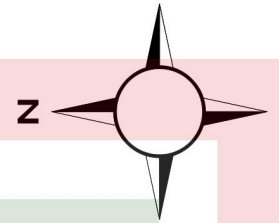
- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are 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://www.right-to-rent.service.gov.uk).
- 4) Deposit - £950 (capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office head north down Staithe Street towards the Quay. At Walsinghams Hardware Store, turn right into the gravel driveway. At the end of the driveway turn right again where you will see the flat further up on the left-hand side.

First Floor

Approx. 66.0 sq. metres (710.0 sq. feet)



Bedroom 2
4.36m x 3.26m
(14'4" x 10'8")

Bedroom 1
4.36m x 3.14m
(14'4" x 10'4")

**Kitchen/
Dining/
Living
Room**
6.19m x 5.71m
(20'4" x 18'9")

Total area: approx. 66.0 sq. metres (710.0 sq. feet)

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band C.

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

VIEWING

Strictly by appointment with the agent.





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.

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