



**4 Cadamys Yard, Wells-next-the-Sea**  
**£875 per calendar month**

**BELTON DUFFEY**





# 4 CADAMYS YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1PT

A two bedroom first floor apartment with garage, parking space and a small patio area.

## DESCRIPTION

4 Cadamys Yard is a two bedroom first floor apartment in a convenient location only a few minutes walk from the centre of the ever popular seaside town of Wells-next-the-Sea. The name, Cadamys Yard, originates from the family of Cadamy who set up a blacksmiths on the site as far back as 1879.

The accommodation is on the first floor, accessed via an external staircase and comprises a glazed entrance lobby to a triple aspect open plan kitchen/dining/living room, 2 bedrooms and a bathroom. Outside the property stands behind a gravelled parking area which leads to an integral garage with utility facilities and a small patio area to the side.

Offered for sale with no onward chain, 4 Cadamys Yard has been a long term rental investment for the current owner but would also suit those buyers looking for a compact home close to amenities or a second home with holiday lettings potential.

The property also benefits from being recently redecorated throughout.

## 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.

## ENTRANCE LOBBY

A glazed entrance lobby, accessed via an external staircase to the side of the building. Glazed timber door leading into:

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

5.73m x 4.96m (18' 10" x 16' 3") at widest points.

A light and airy L-shaped room with windows to the front and rear and a pine panelled ceiling with recessed lighting. Comprising:

### KITCHEN AREA

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated oven and electric hob, space for a fridge freezer.

### DINING/LIVING AREA

2 electric radiators and a pine latch door leading into:

## INNER HALLWAY

Airing cupboard housing the hot water cylinder, coat hooks, loft hatch and pine latch doors to the 2 bedrooms and bathroom.





## **BEDROOM 1**

2.89m x 2.41m (9' 6" x 7' 11")

Fitted wardrobe cupboard, electric radiator and a window to the front.

## **BEDROOM 2**

2.89m x 1.8m (9' 6" x 5' 11")

Electric radiator and a window to the front.

## **BATHROOM**

2.08m x 1.67m (6' 10" x 5' 6")

A suite comprising a panelled bath with an electric shower shower and glass shower screen over, pedestal wash basin and WC. Tiled splashbacks, shaver point and light, electric towel radiator and electric heater, extractor fan and a window to rear.

## **OUTSIDE**

4 Cadamys Yard is set back from the yard behind a gravelled parking space which leads to the integral garage. There is a small patio area to the side with room for a table and chairs and BBQ etc and a paved walkway leading to the staircase at the side of the building up to the apartment.

## **GARAGE**

5.79m x 2.75m (19' 0" x 9' 0")

Up and over door to the front, worktop with spaces and plumbing under for a washing machine and tumble dryer, power and light and a partly glazed timber pedestrian door to the side of the building.

## **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 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) Deposit - £875.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.

## **DIRECTIONS**

On foot from Belton Duffey's Wells-next-the-Sea office, turn left up Staithe Street and turn left at the T-junction. Take the next right down High Street and turn left at the end onto Church Street. Pass the Bowling Green pub on your right and take the next gravelled driveway on the right into Cadamys Yard where you will see number 4 immediately on your right.

## **OTHER INFORMATION**

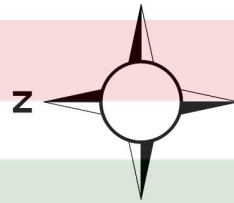
Electric radiator heating.

EPC Rating Band D.

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

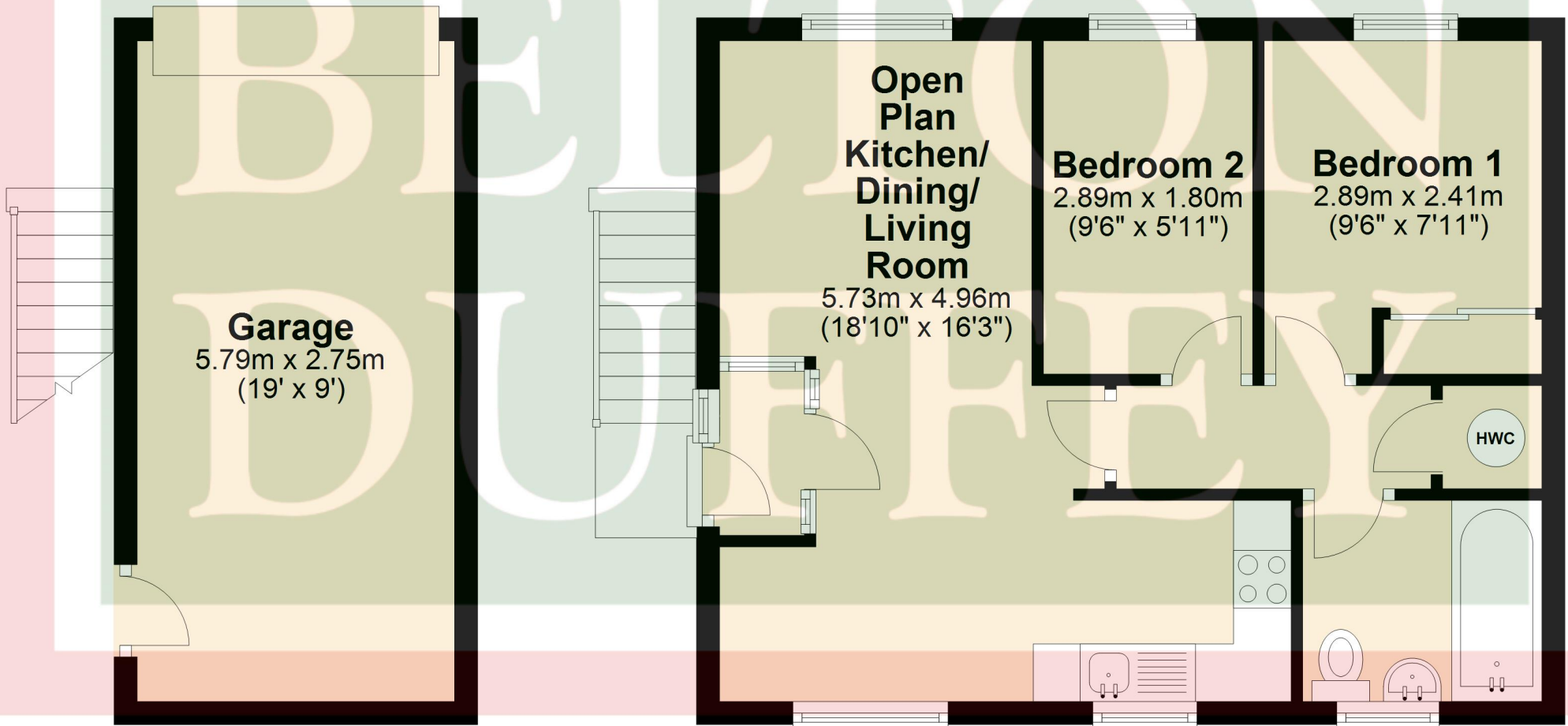
## Ground Floor

Approx. 15.8 sq. metres (169.9 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 59.7 sq. metres (642.4 sq. feet)



## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

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)

**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.

