



10 Northfield Waye, Wells-Next-the-Sea
£750 per calendar month

BELTON DUFFEY



10 NORTHFIELD WAYE, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1LJ

A modern one bedroom ground floor apartment with a garden in a popular seaside location.

DESCRIPTION

A modern one bedroom ground floor apartment with a garden in a popular seaside location.

The accommodation briefly comprises: entrance hallway with storage cupboard, wet room, sitting room with patio doors leading to the garden, fitted kitchen with pantry/storage area and a bedroom.

The property also benefits from having rear garden, mainly laid to lawn with patio area and timber shed and a further brick built storage shed.

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.

ENTRANCE HALLWAY

4.15m x .79m (13' 7" x 2' 7")

Wood effect laminate flooring, storage cupboard, electric heater.



WET ROOM

1.83m x 1.82m (6' 0" x 6' 0")

Electric shower, low level WC, pedestal wash hand basin, window to side.

KITCHEN

2.52m x 2.04m (8' 3" x 6' 8")

A range of wall and base units and drawers with worktops over, stainless steel sink and drainer, freestanding electric oven, space for fridge and freezer and plumbing and space for automatic washing machine, pantry/store room, tiled floor, wall mounted boiler, window to rear.

SITTING ROOM

3.47m x 3.09m (11' 5" x 10' 2")

Wood effect laminate flooring, electric heater, patio doors leading to garden.

BEDROOM

3.94m x 3.66m (12' 11" x 12' 0")

Wood effect laminate flooring, electric heater, storage cupboard, windows to front.

OUTSIDE

To the front of the property is a low maintenance shingled garden area. To the rear of the property is an enclosed garden, mainly laid to lawn with patio area, timber shed and a further brick built storage shed.

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)

<https://right-to-rent.service.gov.uk/rtr-prove/id-question>

4) Deposit - £750.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets.



DIRECTIONS

From the Wells office turn left onto station road. At the end of the road turn left on to Polka Road and then next right into Nortfield Lane and then second left into Northfield Waye and the property will be found a short way down on the right hand side.

OTHER INFORMATION

North Norfolk District Council, Holt Road, Cromer. . Council tax band A

Electric heating.

EPC rating band C.

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.

www.beltonduffey.com

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