



**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.

There is well laid out accommodation briefly comprising a 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 radiator heating and UPVC double glazed windows and doors throughout.

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 Belton Duffey for more information.

## GROUND FLOOR

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 with sliding patio doors leading outside to the courtyard garden and a door to the kitchen. Staircase leading up to the first floor landing with built-in understairs storage cupboard.

## FIRST FLOOR

Galleried landing with a built-in airing cupboard and doors leading to the 3 bedrooms and bathroom.

## 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.uk/rtr-prove/id-question](https://right-to-rent.service.gov.uk/rtr-prove/id-question)
- 4) Deposit - £1150.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Pets considered.





***what3words: ///outbid.forkful.hamsters***

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## **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.

## **SERVICES AND EPC RATING**

Electric storage heating.

EPC Rating Band E.

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

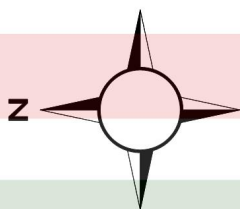
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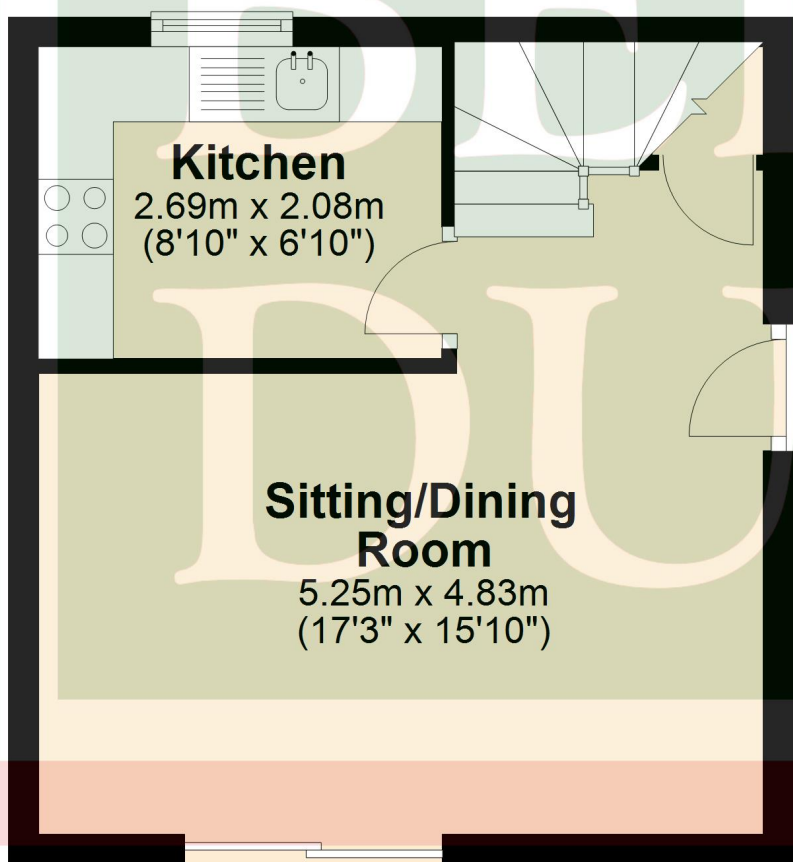






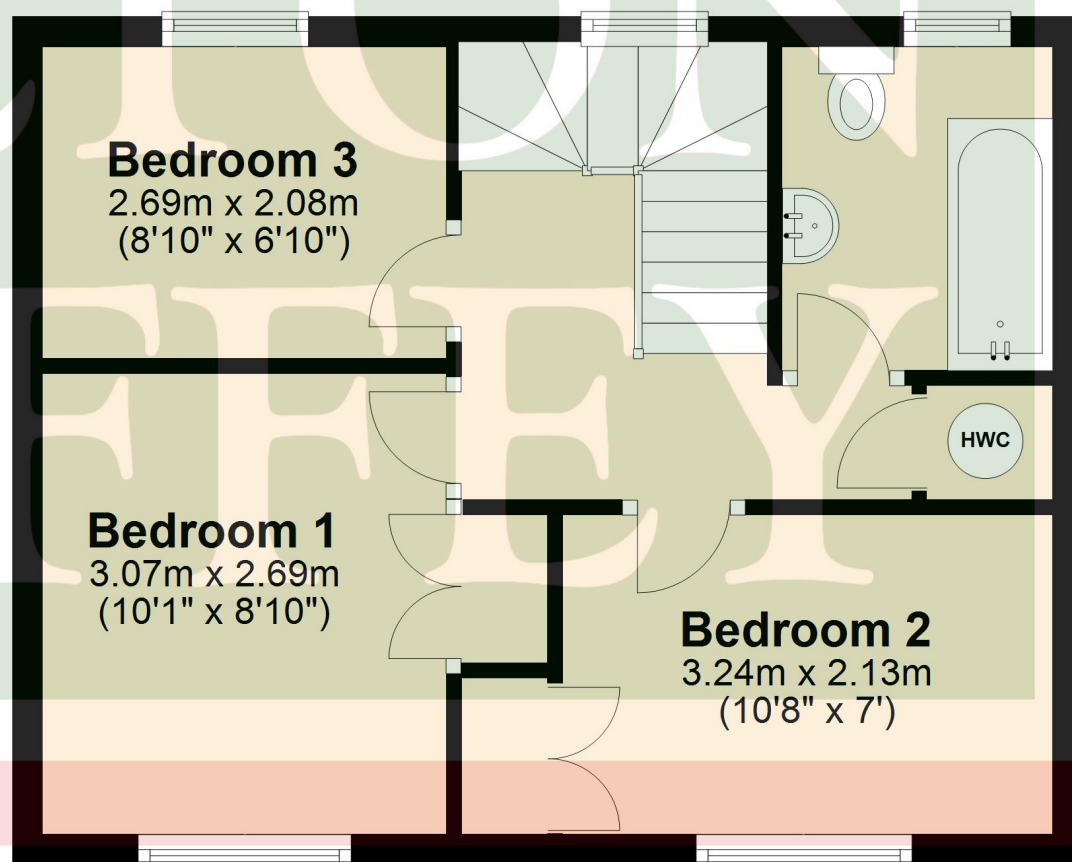
## Ground Floor

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)





**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.





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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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