



**49 Staithe Street, Wells-next-the-Sea**  
**£950 per calendar month**

**BELTON DUFFEY**





# 49 STAITHE STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AG

A period Grade II Listed three bedroom semi-detached cottage in the heart of the seaside Town of Wells-Next-The-Sea.

## DESCRIPTION

A period Grade II Listed three bedroom semi-detached cottage in the heart of the seaside Town of Wells-Next-The-Sea within walking distance to the beach and all of the local amenities.

The accommodation briefly comprises: Fitted kitchen, sitting room/dining room to the ground floor. To the first floor there are three double bedrooms and a family bathroom.

The property also benefits from gas fired central heating and a courtyard garden.

## 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.

## KITCHEN

4.40m x 2.52m (14' 5" x 8' 3")

A range of wall and base units with wooden worktops over window to side, pamment tiled floor, sink and drainer, space for electric oven, space and plumbing for automatic washing machine and space for fridge freezer.

## SITTING ROOM/DINING ROOM

4.17m x 3.84m (13' 8" x 12' 7")

Wooden floors, gas fire, radiator, window to side, stairs to first floor.

## FIRST FLOOR LANDING

Painted wooden floors





## **MASTER BEDROOM**

4.25m x 4.02m (13' 11" x 13' 2")

Wooden floors, built in storage cupboard housing hot water tank, radiator, window to front.

## **BEDROOM 2**

3.30m x 2.16m (10' 10" x 7' 1")

Wooden Floors, radiator, window to front.

## **BEDROOM 3**

3.66m x 2.36m (12' 0" x 7' 9")

Wooden floors, window to front, radiator.

## **BATHROOM**

3.4m x 1.81m (11' 2" x 5' 11")

Panelled bath with shower over, vanity wash hand basin, low level WC, radiator, wooden floors, window to side.

## **OUTSIDE**

The property has an enclosed courtyard garden with storage shed.

## **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 - £950.00. (Capped at no more than 5 weeks' rent).

4) To be let furnished (excluding white goods and TV)

## **DIRECTIONS**

From the Wells office turn right towards the Quay. The property will be found behind a wooden door to an alley way next to Howells butchers.



AWAITING

FLOORPLAN



## OTHER INFORMATION

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

EPC N/A Listed building

Gas fired central heating

## 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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