



40B Back Street, Hempton
£650 per calendar month

BELTON DUFFEY



40B BACK STREET, HEMPTON NR21 7LF

A newly refurbished 1 bedroom first floor apartment located in the village of Hempton. Within in walking distance of Fakenham town centre.

DESCRIPTION

A newly refurbished 1 bedroom first floor apartment situated in Hempton within walking distance to Fakenham Town Centre.

Accommodation briefly comprises of: Communal entrance hall, private door with stairway leading to first floor landing, open plan sitting room with gas fire, kitchen area with built in oven and hob, space for washing machine, bedroom with built in wardrobes and a shower room. The property also has a shared front and rear garden.

SITUATION

Hempton is on the edge of Fakenham, a rural market town with a weekly market, offering a range of vegetables, clothing, bric a brac and antiques, with auction rooms operating weekly. Nearby is the River Wensum which flows eventually through Norwich, and there are many attractive riverside walks. The town boasts a large supermarket, racecourse, bowling alley, full range of shops and facilities, and is surrounded by attractive undulating well-wooded countryside. The North Norfolk coast is some 11 miles to the north.

COMMUNAL ENTRANCE HALLWAY.

Vinyl flooring.

FIRST FLOOR LANDING

Fitted carpet, loft access.

KITCHEN AREA

A range of wall and base units and drawers with worktops over, sink and drainer, wall mounted gas fired central heating boiler, plumbing and space for automatic washing machine and space for fridge/freezer, built in oven and hob with extractor over, vinyl flooring.

SITTING ROOM/DINING ROOM

Fitted carpet, feature fireplace, windows to front, radiator. Leading to:



SHOWER ROOM

Low level WC, pedestal wash hand basin, corner shower unit, radiator, window to rear.

BEDROOM 1

Fitted carpet, radiator, fitted wardrobe, window to side.

OUTSIDE

To the front of the property is a shared garden mainly laid to lawn and a shared courtyard garden with timber shed to the rear of the property.

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/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £650.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From the Fakenham Office Proceed out of Fakenham heading towards Hempton on the Dereham Road, turn right at the green and continue along to the duck pond and the property will be seen on the other side of the duck pond on the right hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

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

Gas fired central 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

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.

