



84 Shepherds Port, The Beach, Snettisham  
£850 per calendar month

**BELTON DUFFEY**



## **84 SHEPHERDS PORT, THE BEACH, SNETTISHAM, NORFOLK, PE31 7RB**

A two/three bedroom detached former railway carriage situated close to Snettisham Beach, sailing club and RSPB nature reserve.

### **DESCRIPTION**

A two/three bedroom, one/two reception detached former railway carriage situated close to Snettisham Beach, sailing club and RSPB nature reserve.

The accommodation briefly comprises: Kitchen/diner leading to sitting room, rear lobby, shower room, two bedrooms and dressing room/additional reception room.

The property also benefits from having private parking, double glazing, brick storage shed and includes council tax rates and is fully furnished.

There is a shared garden with patio and lawned area.

### **SITUATION**

Snettisham is a sought after village on the shores of The Wash, comprising a blend of old established cottages and newer homes. It has its own beach from which one can sail, windsurf or swim. There are local shops, schools including Glebe House School and Nursery and doctors surgery's are in the vicinity. Nearby is Hunstanton to the North and King's Lynn to the South. Other attractions nearby include the Royal Estate of Sandringham, Norfolk Lavender and the beautiful North Norfolk coast with its golf courses, walks, bird watching, sailing etc.

### **KITCHEN/DINER**

3.64m x 2.62m (11' 11" x 8' 7")

A range of wall and base units and drawers with worktops over, stainless steel sink and drainer, wall mounted gas fired central heating, fridge and freezer, radiator, wood effect laminate flooring, windows to front and side and patio doors to garden.

### **SITTING ROOM**

4.64m x 2.89m (15' 3" x 9' 6")

Wood effect laminate flooring, electric fire, radiator, window to front.

### **REAR LOBBY**

1.67m x .83m (5' 6" x 2' 9")

Window to side, vinyl flooring, radiator.

### **SHOWER ROOM**

1.88m x 1.46m (6' 2" x 4' 9")

Low level WC, pedestal wash hand basin, ladder style radiator, window to front, vinyl flooring.







### **BEDROOM 3/ DRESSING ROOM/RECEPTION ROOM**

4.49m x 2.02m (14' 9" x 6' 8")

Fitted carpet, windows to rear, radiator, railway carriage entrance door.

### **BEDROOM 2**

2.67m x 2.04m (8' 9" x 6' 8")

Fitted carpet, window to rear, radiator, built in double wardrobe.

### **BEDROOM 1**

2.75m x 2.24m (9' 0" x 7' 4")

Fitted carpet, window to rear, radiator, fitted double wardrobe.

### **OUTSIDE**

The property is accessed via wrought iron gates.

To the front of the property is a patio area, shared lawned area and private parking to the side.

There is a brick build shed with plumbing and electric and light and a washing machine.

### **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 - £850.00. (Capped at no more than 5 weeks' rent).

5) To be let furnished.

6) Pets considered

### **DIRECTIONS**

Travelling out of Hunstanton on the A149 road at the Heacham Lavender Fields traffic lights continue straight over towards the Snettisham roundabout. At the roundabout take the second exit onto the bypass, then the second right hand turning towards the beach. Passing the turning on the left for the RSPB reserve continue over the hump and turn left towards the beach. As the road forks take the left hand turning into Snettisham Beach Park and first left into Shepherds Port and continue along with the Lake on your right. at the speed limit sign, turn left and the Property will be found before the bend on the the left hand side.



AWAITING

FLOORPLAN

## **OTHER INFORMATION**

LPG gas fired central heating.

Council tax included.

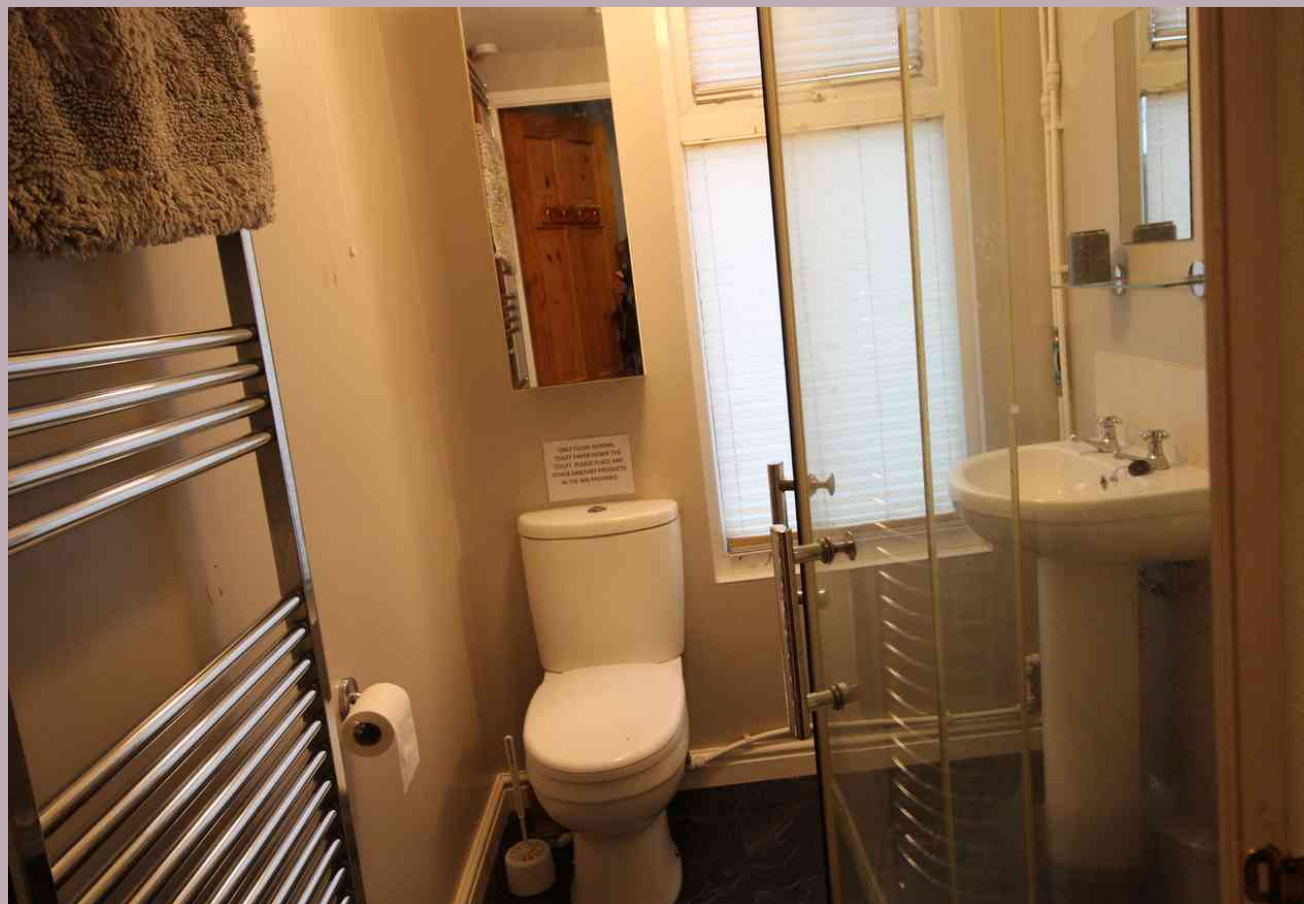
EPC rating band E.

## **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](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.

